

**colin ellis**  
your trusted property experts

**Newborough,  
Scarborough, YO11 1NF**

**Rent - £12,000 Per Annum**

A great opportunity to acquire a fully equipped and ready to operate restaurant / diner / cafe with a front of house area of approximately 93 sqm (998 sq ft) that can accommodate approximately 55 covers spaciouly and has an operational kitchen area of 42 sqm (455 sq ft). The unit would suit a variety of operators but has historically traded successfully as a carvery and more recently as an American diner. Available directly from the landlord on a new lease with terms to be agreed. from 1st October 2026



The unit is situated on Newborough, in Scarborough town centre, which is a busy all year-round location that links the town with the sea front. A fully equipped restaurant that would suit a variety of operators. Currently arranged with two seating areas that can accommodate approximately 55 covers.

### THE BUSINESS

Glazed front with door opening to front seating area that includes a bar to the side. 4.8m x 6.1m

Rear seating area 4.8m x 13.4m

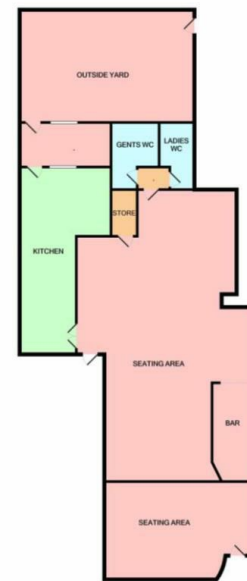
Kitchen 4.6m x 10.75m

max: Fully equipped operational kitchen with grill, oven, hob, fryer, work bench, walk-in freezer, fridges, stainless steel extract and canopy. Gents W.C with urinal and wash basin. Ladies W.C with two cubicles and wash hand basin. All mains services are connected to the property.

### TENURE

New Landlord & Tenant Act lease with a commencing rent of, £12,000 per annum exclusive of rates and services. A £6,000 deposit will be held by the landlord for the kitchen equipment during the course of the lease. Terms to be agreed. The current Business Rateable Value is £11,250 per annum.

Each party to bear their own legal fees in dealing with this transaction. Strictly via appointment with sole agents, Colin Ellis Property Services on 01723 363565.

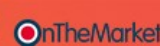


When using planmeters have made to ensure the accuracy of the floor plan. Contractors, measurements of every dimension, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. They are the Buyer's property and any errors should be noted by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency until the date of completion.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (91-100)                                    | A |                         |           |
| (81-90)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

**Newborough - 18009496**  
**Council Tax Band -**  
**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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