



72 Castle Road/38 Regent Street

North Side, Scarborough, YO11 1XE

Guide Price £185,000



We are thrilled to offer to the market this INVESTMENT OPPORTUNITY located close to both bays and the town centre. When briefly described, the property comprises a shop unit equipped with 4 pan range and cafe area with 16 covers and customer WC, 3 prep rooms, an office, staff area and WC. To the rear of the property is a self contained maisonette with kitchen/diner, lounge, dining area, 2 bedrooms one with en-suite, large modern bathroom, utility room and outside storage. In our opinion this property provides a wonderful opportunity for an owner/operator to benefit from a location popular with tourists and locals alike. However, the property could also present a great opportunity as an investment, we have been informed that when fully let there is a approximate yearly income in the region of £17,000. We highly recommend an early viewing.



Commercial Unit

Fully tiled shop Area, 4 pan range with stainless steel food prep area and storage. 4 pan Bain Marie, fridge and cash register.
 Fully tiled Prep room with hand wash sink, food prep sink with spray tap, stainless steel. Basement with food prep area including rumbler and chipper, cold water tap and hand wash sink. Storage area.
 Cafe with access from the side of the property.
 Food prep area with dumb waiter. 16 Covers and customer WC and storage. Access to rear yard.
 Upstairs
 Office with windows overlooking the front of the property.
 Staff area.
 Prep Room 1 with hand wash sink, food prep sink with spray tap. Stainless steel food prep areas and storage. Wall mounted combi boiler. Dumb waiter. Window to the side of the property.
 Prep Room 2/Storage Room with side facing window.
 Staff WC.

Maisonette

Hallway

With meter cupboard and storage cupboard.

Bedroom 2

Double bedroom with window overlooking the side of the property. Storage cupboard. Overhead light and radiator.
 Built in en-suite with WC and plumbing for shower.

Utility

Frosted window to the side of the property. Modern combi boiler. Base units with drawers, stainless steel sink with mixer head. Plumbing for washing machine, space for fridge/freezer. Extractor fan. Overhead light and radiator

Lounge

With feature fireplace and wood burner effect electric fire. Window overlooking the front of the property and 2 Velux windows. TV point, radiator and overhead light.

Kitchen/Diner

Base, drawer, wall and glass fronted display units and shelf. Composite one and a half sink with swan mixer tap co-ordinated worktop and metro tiled splash back. Range cooker with stainless steel extractor fan over, space for dishwasher and fridge. Velux window in kitchen area and one in dining area. Overhead lights and radiator.

Dining Room

Window overlooking the side of the property. Telephone point, overhead light and inspection hatch for loft.

Main Bedroom

Double bedroom with window overlooking the side of the property, radiator and overhead light. Triple built in Heirloom wardrobe with sliding mirrored doors.

Bathroom

Feature roll top bath, shower cubicle with bar mixer shower, hand basin and WC. Storage cupboard. Inset spotlights and feature evening star effect lights. Part tiled with frosted window overlooking the side of the property. Extractor fan.

Outside Storage

Directions

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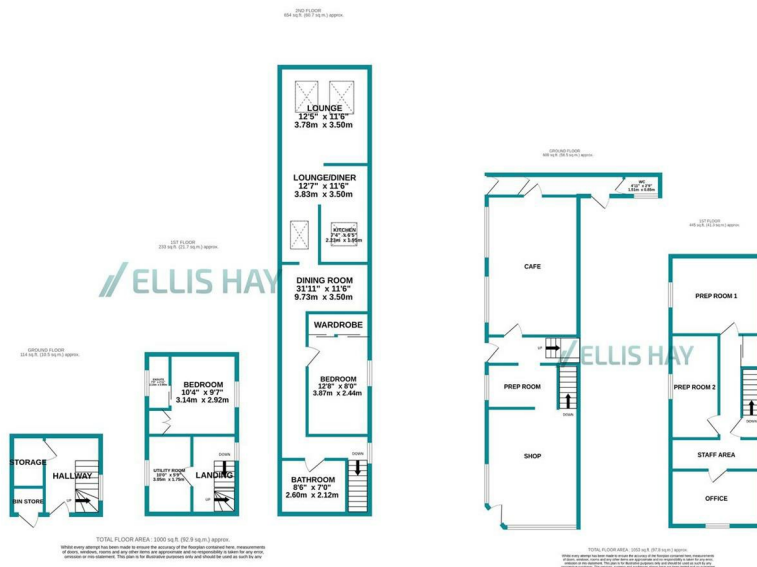
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band:

Tenure: Freehold



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