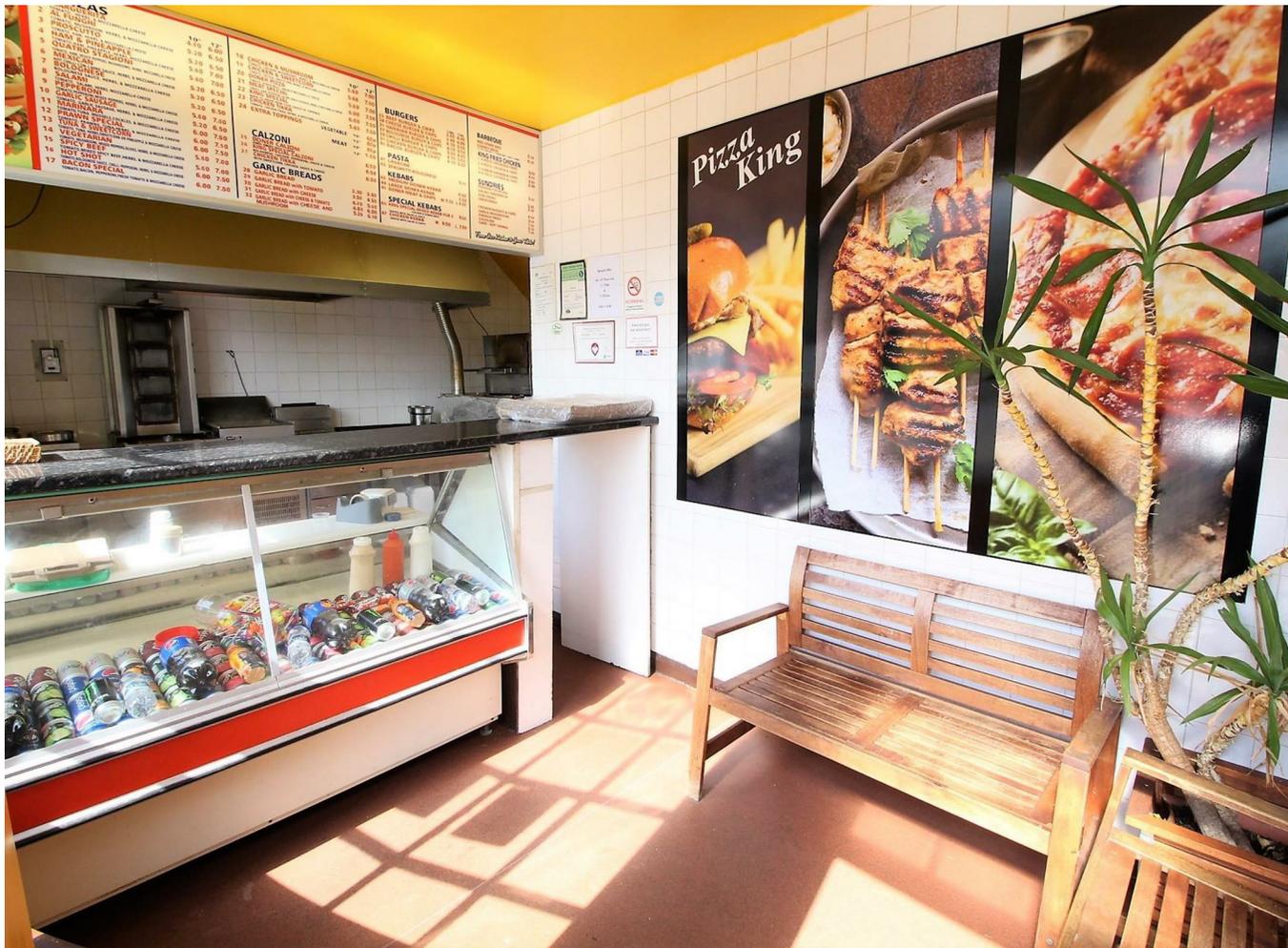




148 - 150 Hovingham Drive, Scarborough YO12 5DT  
Guide Price £150,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



CPH are delighted to bring to the market this FREEHOLD HOT FOOD TAKEAWAY with separately accessed 2 bedroom flat above, located in the Woodlands area of Scarborough. The property is situated on Hovingham Drive and is ideally placed to take advantage of trade generated from nearby Scarborough Hospital, Graham School and Scarborough Sixth Form College, together with thousands of households nearby. The current owner has built up a reputation as 'The Pizza King' however he also specialises in burgers and kebabs. The vendor currently trades 7 days a week with assistance from a part time delivery driver and is only selling due to relocating out of the area. The property is fully equipped with pizza ovens, fryers, fridges, freezers etc and represents a rare opportunity to run this thriving northside business. Above the business lies a spacious 2 bedroom flat which is accessed via a private entrance door to the rear of the property. Stairs lead up to the flat which centers around an openplan kitchen / lounge with 2 double bedrooms and generous shower room being noted off. The property benefits from gas central heating and double glazing. Please note: The owner may consider selling the leasehold interest in the ground floor premises and would be looking for an 'Ingoing' of £35,000 with an annual rent of £10,000pa.

**LOCATION:**

The property occupies a good trading position within the Woodlands area of Scarborough, lying within a parade of 3 commercial units including Baguette Stop & Hair Experience/Attic Beauty together with the Duchess public house. The property lies in close proximity to Scarborough Hospital, Graham School, The Crematorium and Scarborough Sixth Form College.

**DESCRIPTION:**

Commercial - ground floor takeaway unit which is fully fitted with various commercial cooking appliances. The vendor is putting together a detailed inventory of all items included in the sale.

Residential - first floor 2 bedroom flat with feature openplan kitchen / lounge. Separately access from the rear.

**SERVICES:**

Mains electric, gas and water supplies. Prospective purchasers are advised to make their own enquires with regards to services connected.



**PLANNING:**

We are informed the ground floor unit benefits from an A5 (Hotfood Takeaway) consent. Prospective purchasers are advised to make their own enquiries with regards to planning.

**TENURE:**

Freehold.

**BUSINESS RATES & COUNCIL TAX:**

Rateable Value - £7,100

The property benefits from 100% Business Rates Relief.

Council Tax - Band A

**ENERGY PERFORMANCE CERTIFICATE:**

To be inserted once received.

**VAT:**

VAT, if applicable, will be charged at the prevailing rate.

**VIEWING:**

Via the sole agents:

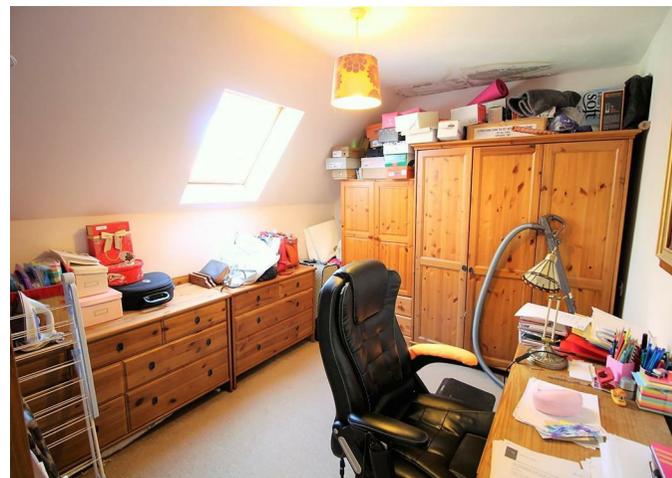
CPH Property Services  
19 St Thomas Street  
Scarborough  
YO11 1DY

Tel: 01723 352235

Email: [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

**DETAILS PREPARED:**

14052019 JW



**Interested? Get in touch:**

19 St. Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

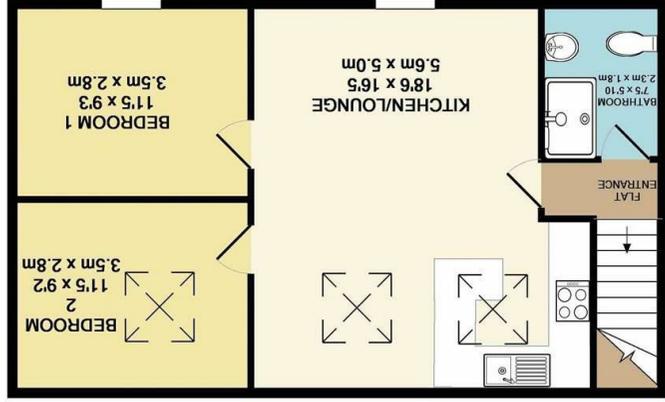
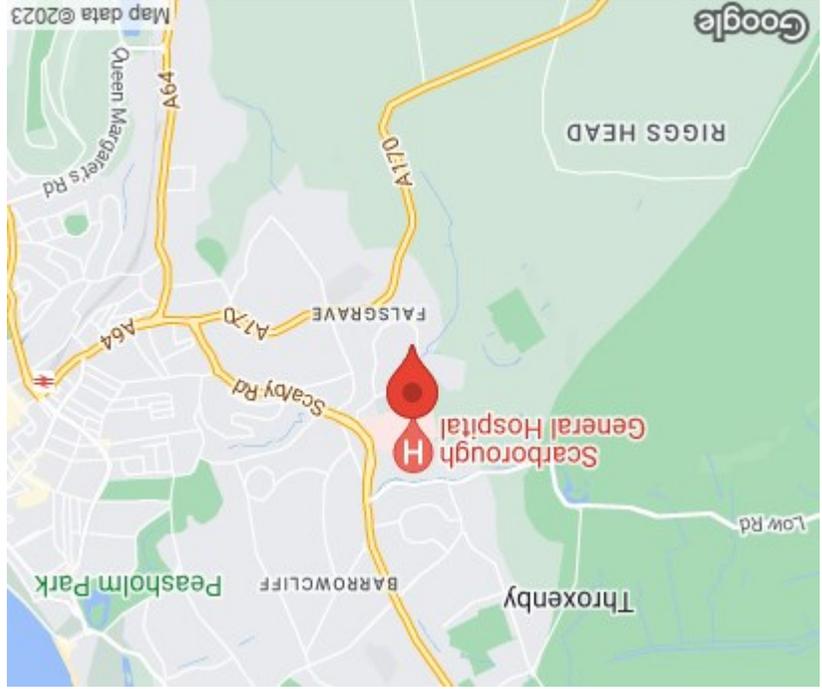


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	Potential

Environmental Impact (CO<sub>2</sub>) Rating

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

Energy Efficiency Rating



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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