



Bottom Station St Nicholas Cliff Lift, Foreshore Road,
Guide Price £15,000 (Leasehold)

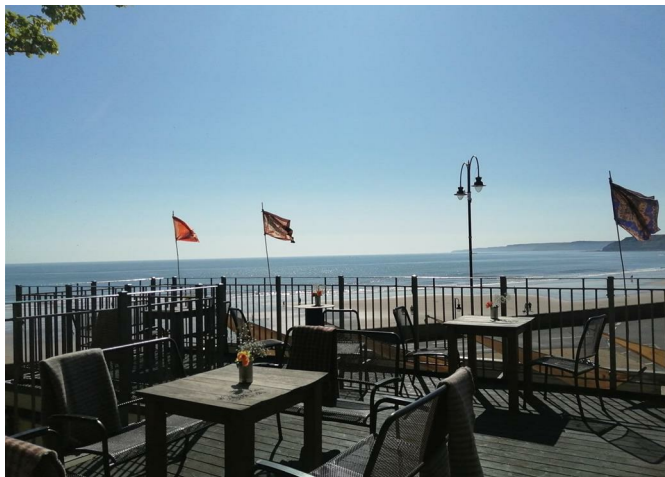


We are delighted to be instructed to sell this UNIQUE LEASEHOLD OPPORTUNITY, benefitting from BREATHTAKING COASTAL VIEWS of Scarborough's South Bay. The property uniquely sits at the foot of the St Nicholas Cliff, occupying the site of a former tram station. The property is located adjacent to The Spa Bridge, ideally placed on the corner of Foreshore Road, therefore being the first port of call for customers walking down to the beach from Valley Road and Vernon Road and also the bus and coach stops outside The Rotunda Museum.

Our clients will be retaining their 'Seastrand' business, however many of the fixtures and fittings in situ might be available to purchase if desired. We are simply SELLING THE LEASE with the ABILITY TO TRADE FROM THIS MAGNIFICENT PITCH.

The original lease is dated September 2015 and runs until February 2039. A deed of variation was granted in 2018 which allowed the tenant to increase their sales offering. The tenant is now permitted to use the premises "for the sale of hot and cold snacks including ice cream, ice lollies, soup, sandwiches, chocolate bars, biscuits, cakes and pastries together with cold drinks and hot drinks for consumption on or off the premises. The sale of the Tenants' gift ware will also be permitted subject to any necessary statutory approvals having been obtained." The current rent payable is £6,000 per annum (£500 pcm).

Please note, the landlord of the property is Scarborough Borough Council and they will need to be satisfied as to who the lease will be assigned to - ie references may be required. For further information, please contact our friendly team today on 01723 352235





LOCATION:

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year.

More precisely, the site occupies a unique corner position on Foreshore Road, in close proximity to the Spa Complex, The Rotunda Museum and the famous Grand Hotel on Scarboroughs South Bay.

DESCRIPTION:

The property comprises of a former tram station that was converted into its current configuration around 2015. The premises are largely of a steel and timber construction with metal railings being noted to the roof terrace and the ground floor frontage. The kitchen area benefits from a stainless steel basin and drainer together with a separate hand basin with a service counter to both the front and the side. The premises extend to an approximate gross internal area of 79.4 sq m (855 sq ft).

SERVICES:

We understand the premises are connected to mains electricity and water supplies. Prospective purchasers are advised to make their own enquiries with regards to services connected.

THE LEASE:

The original lease and the deed of variation can be viewed at our offices to seriously interested parties.

ENERGY PERFORMANCE CERTIFICATE:

To follow if applicable.

VIEWING:

Strictly by appointment via the Sole Agents:

CPH Property Services
19 St. Thomas Street
Scarborough
North Yorkshire
YO11 1DY

Tel: 01723 352235

Email: sales@cphproperty.co.uk

DETAILS PREPARED:

19062023 JW



Interested? Get in touch:

19 St. Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

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

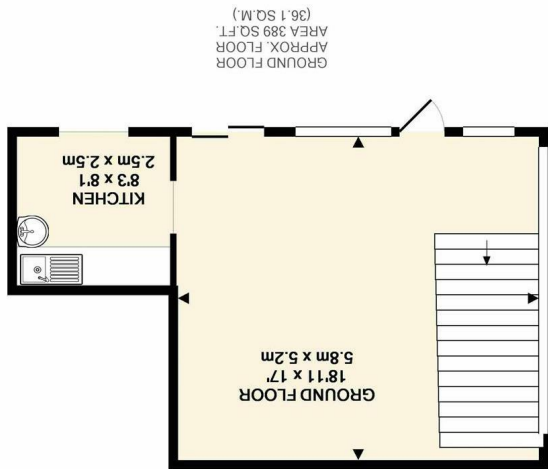
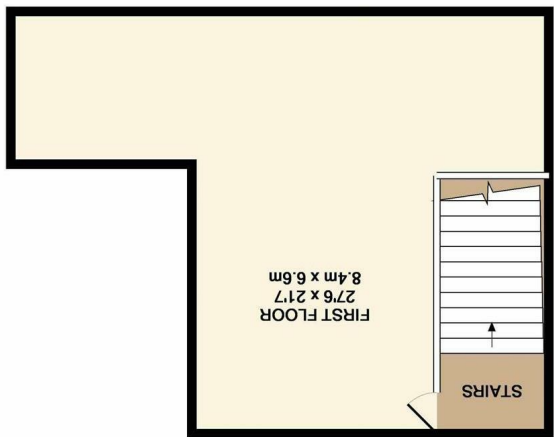


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

Environmental Impact (CO₂) 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 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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