



FREEHOLD

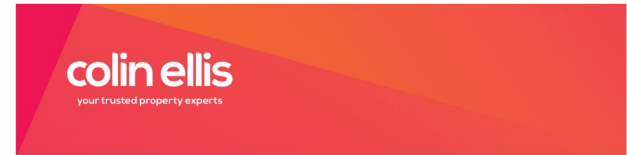
A3

TUSCANY TOO, 6 FILEY ROAD, SCARBOROUGH, NORTH YORKSHIRE, YO11

Guide Price

£125,000

FEATURES



null Bedroom A3 located in Scarborough

We are delighted to bring to the market arguably one of Scarborough's finest Italian restaurants. Tuscany Too is located on the south side of the town and has built up a strong reputation for serving fresh authentic food in a beautifully presented dining area and bar. The restaurant has a spacious 40 covers and an additional outside seating area for another 16 covers. The restaurant is fully equipped and only coming onto the market due to potential retirement. We will be offering a new lease with terms to be agreed.

Call us on
01723 363565

info@colinellis.co.uk
www.colinellis.co.uk

Council Tax Band
Exempt



TOTAL FLOOR AREA: 1730 sq.ft. (160.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2022

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

