



**colin ellis**  
your trusted property experts

**St. Thomas Street,  
Scarborough, YO11 1DR**

**Rent - £15,000 Per Annum**

We are delighted to be able to offer this fully equipped and well presented Restaurant premises in Scarborough town centre. Although currently trading as an Asian Fusion restaurant, it would suit other styles of cuisine and could easily be altered. With a spacious 54 cover seating area and bar to the front we are offering a new Landlord & Tenant Act lease to be agreed for the remainder of the current term with a commencing rent of £15,000 per annum.



## SEATING AREA

30'2" x 26'6"

Glazed door to a lobby that opens to the open plan seating area that has a spacious 54 covers that are a mix between bench seating and tables with a bar to the right hand corner. This seating area is airy and well presented but could be partitioned off if required with an additional exit door to the front.

## KITCHEN

15'1" x 13'5"

Fully equipped working kitchen with stainless steel worktops, extract and canopy, commercial oven and hob, fryers, fridge and freezers

## WASH UP

6'10" x 9'2"

Stainless steel sheet clad walls, dish washer, double bowl sink unit with drainer.

## LADIES / DISABLED WC

6'10" x 4'11"

White WC and wash basin, hand dryer, panelled walls

## GENTS WC

2'11" x 4'11"

White WC with space saver integral wash basin, hand dryer, panelled walls

## TENURE

Leasehold - New Landlord & Tenant Act lease to be agreed for the remainder of the current term.

## RENT

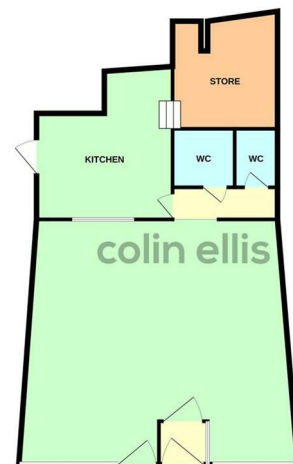
Commencing rent of £15,000 per annum

## INGOING

Offers sort on £50,000 for the fixtures, fittings and equipment within the premises.



GROUND FLOOR  
1162 sq. ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq. ft. (113.7 sq.m.) approx.  
\*These energy ratings have been made to ensure the accuracy of the Energy Certificate. It should be noted that the energy rating of a building is not a fixed value and can vary depending on the energy performance of the building. The Energy Performance Certificate (EPC) is a legal requirement for all buildings with a minimum of two floors. The Energy Performance Certificate (EPC) is a legal requirement for all buildings with a minimum of two floors. The Energy Performance Certificate (EPC) is a legal requirement for all buildings with a minimum of two floors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	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	

St. Thomas Street - 18334487

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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