



colin ellis

Sandside, Scarborough, YO11 1PG

An excellent opportunity to acquire a well established and fully functional licensed Café that has the benefit of 6 en-suite letting bedrooms on the upper floors. Situated on Scarborough's iconic south bay overlooking the harbour, Ivy By The Sea is well presented internally and offers a spacious 58 internal covers, split across two dining areas and a further 22 external covers. To be sold on a Leasehold basis as a fully equipped going concern. Lease purchase price - £45,000

TO LET £36,000 Per Annum



LOCATION

Situated in the famous seaside town of Scarborough, located on the North Yorkshire Coast approximately 42 miles north east of York and 51 miles south east of Middlesbrough. Ivy By The Sea is situated prominently on Sandside, which forms part of the busy sea front and overlooks the bustling harbour.

CAFE

6.3 x 13.2 and 8 x 7.1 (20'8" x 43'3" and 26'2" x 23'3")

Set within an imposing double fronted building with feature bowed window to either side. The interior is well presented and the seating area is split into two parts offering a very spacious 58 covers with a large counter serving area to the right hand side.

PREPARATION ROOM

2.8 x 3.4 (9'2" x 11'1")

Stainless steel worktop, sink unit with drainer, wash basin, fridge and freezer store

WASH UP

2.9 x 3.4 (9'6" x 11'1")

Door to the side for deliveries, Stainless steel worktop, dishwasher, sink with drainer.

LADIES WC

1.6 x 0.8 (5'2" x 2'7")

WC and wash basin

GENTS WC

0.8 x 1.6 (2'7" x 5'2")

WC and washbasin

FIRST FLOOR

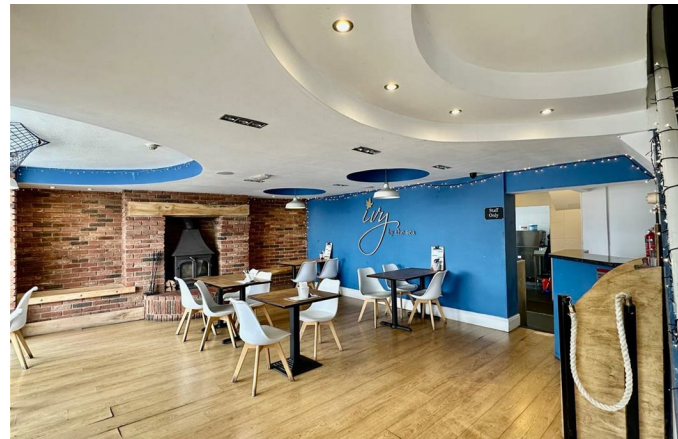
OFFICE

KITCHEN

Fully functional commercial kitchen with stainless steel extraction canopy, worktops, oven and hob

PREPARATION ROOM

Double bowl stainless steel sink with drainer to either side, worktop, fridge and freezers.



ROOM ONE

Sash windows overlooking the front. sofa seating area with dining table, open plan bedroom with en suite Bathroom / WC

ROOM TWO

Sash windows overlooking the front, double bed, en suite shower room / WC

ROOM THREE

Double bed, sash windows overlooking the front, en suite shower room / WC

ROOM FOUR

Double bed, en suite shower / WC, stairs leading to an additional mezzanine bedroom area.

ROOM FIVE

Superior double bedroom with seating area, en suite bathroom with walk in shower, roll top bath and / WC

ROOM SIX

Double bed, sash windows overlooking the front, en suite shower room / WC

TENURE

Leasehold with the remaining terms of a Landlord & Tenant Act lease until 31st July 2034.

Lease purchase price - £45,000

The current passing rent is £36,000 per annum.

THE BUSINESS

Huge potential to develop both sides of the business and create an all year round cafe / restaurant in these large licensed premises.

VIEWING

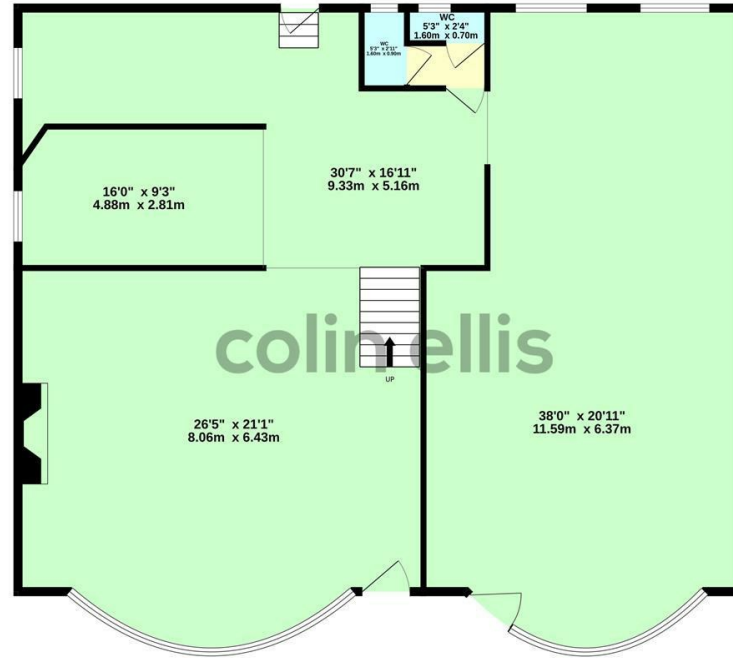
Strictly via sole agents, Colin Ellis Property Services on 01723 363565

NOTE

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GROUND FLOOR
1878 sq.ft. (174.5 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other fittings are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sandside - 18340575

Council Tax Band -

Tenure -

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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