

## restaurants in YO11

West Sandgate, Scarborough  
North Yorkshire, YO11 1QL

**£150,000** Starting Bid

- ✓ Three storey mid-terrace
- ✓ Ground floor café
- ✓ Upper floors residential accommodation
- ✓ Excellent town centre location
- ✓ Seaside views
- ✓ Gas central heating

PATTINSON  
AUCTION



# Summary

- Property Type: Restaurants - Parking: On Street Price: £150,000

## Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this three storey mid-terraced commercial and residential property located in the heart of Scarborough town centre. To the ground floor is an A3 use café, with three bedroom residential accommodation to the first and second floors.

Please note that we have not inspected this property.

## Location

The property is located on West Sandgate, Scarborough town centre. Scarborough is a popular seaside resort town around twenty miles south down the coast from Whitby. Specifically, from the Station proceed A165, at the lights turn left on to Somerset Terrace, turn right at the roundabout on to Vernon Road, take the first exit at the roundabout, follow the road along to the left onto Foreshore Road. At the traffic lights turn left, the property is in front of you.

## Commercial Accommodation

### GROUND FLOOR:

This area has been used as a café with space for 32 covers, having a commercial kitchen and access to toilets.

Alternatively, the space could be used as a reception room it would make a large kitchen diner.

NIA 49sqm (527sqft). Size sourced from VOA.

Stairs leading to residential accommodation.

## Residential Accommodation

### FIRST FLOOR:

Kitchen diner: 13'6 x 11'6

Range of modern high glass wall and base units with feature handles. Very modern and stylish kitchen offering enough space for a table and chairs. Stainless steel sink with tiled splash back. Space for washing machine, electric cooker point, extractor hood and integrated dishwasher. Inset spotlights, radiator and Semia Condens combi boiler. Double glazed privacy glass. Lino floor. Door with steps down to:

Hallway

Lounge: 15' x 13'10

Window overlooking front with wonderful views of the harbour and beyond. 2 radiators. TV and telephone points.

Bathroom: 5'11 x 4'5

Fully tiled with shower over bath, vertical radiator, extractor fan. Tiled floor.

W.C.: 5'6 x 4'1

W.C., pedestal basin, extractor tiled floor.

### SECOND FLOOR:

Bedroom one: 14'10 x 13'10

Double glazed window overlooking front with views of the harbour and beyond. Corner quadrant shower enclosure with electric shower. Extractor and TV point.

Bedroom two: 15'x 13'10

Double glazed window to the front with good views, radiator and TV point.

Shower room: 5'8 x 4'9

Shower enclosure with electric shower, pedestal basin and WC. Fully tiled with feature black granite glitter floor tiles. Vertical radiator.

Bedroom three: 14'11 x 14'1

With its own separate access leading from the kitchen. Sloping ceiling, inset spotlights, radiator and TV point. Double glazed window at the front with views of the Harbour area. Double glazed window to the side with privacy glass.

## Tenure

We currently await register details.

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## Rateable Value

The adopted rateable value is £4,150 as of 1st April 2017.  
Sourced from VOA.

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## EPC

Available upon request.

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## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## West Sandgate, Scarborough, North Yorkshire, YO11 1QL

Contact your local branch today for more information on this property:

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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