



COMMERCIAL



2 Blands Cliff

South Bay, Scarborough, YO11 1NR

*****INVESTOR ALERT*****

Guide Price £200,000

We are pleased to bring to the market this cafe with holiday flats above in a prime South Bay location on Blands Cliff. The cafe itself has been in operation since 1946 and currently has approximately 35 covers, serving area, a preparation kitchen and a commercial kitchen with frying range. Above the cafe are three floors and currently the owners let out 3 areas as holiday lets. In our opinion, there is huge scope for potential with the property for investors or an owner/operator - the property is in a great location for holiday trade and the views across the South Bay must be seen!

Contact our sales team for more information.



Ground Floor Cafe approx 305'1" square (approx 93m square)

Cafe area for approximately 35 covers, serving area all serviced by 2 kitchens. Yards at the rear

First Floor approx 305'1" square (approx 93m square)

4 Bedrooms overlooking the front of the property, 1 with an ensuite bathroom. Rear facing Kitchen/Diner and Reception Room overlooking the South Bay. These rooms are used for holiday lets and can be organised to suit the buyer.

Second Floor approx 305'1" square (approx 93m square)

4 Bedrooms overlooking the front of the property, 2 with ensuite bathrooms. Rear facing Kitchen/Diner and Reception Room overlooking the South Bay. These rooms are used for holiday lets and can be organised to suit the buyer.

Third Floor approx 295'3" square (approx 89.99m square)

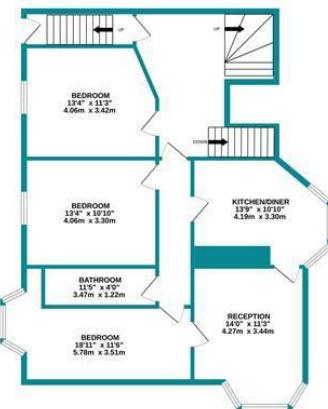
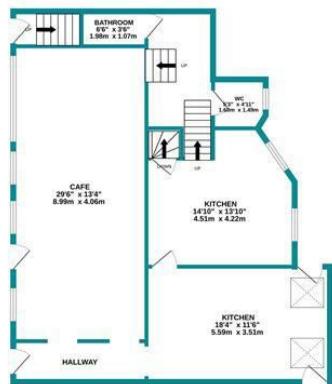
Currently used as storage, this floor is organised with 4 bedrooms overlooking the front of the property and a rear facing bathroom and Reception Room

Area Map



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.

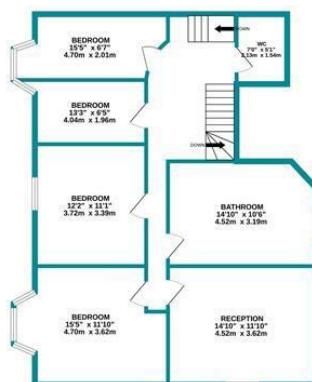
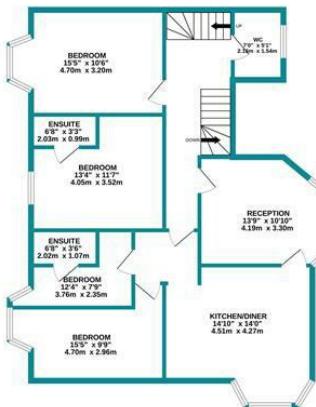
1ST FLOOR
1003 sq.ft. (93.1 sq.m.) approx.



2ND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.

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3RD FLOOR
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 3990 sq.ft. (370.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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