



High Street, Scarborough

- Investment Opportunity
- Sold As Seen
- Village Location
- Patio Area

Offers In The Region Of £80,000

HUNTERS®

HERE TO GET *you* THERE

High Street, Scarborough

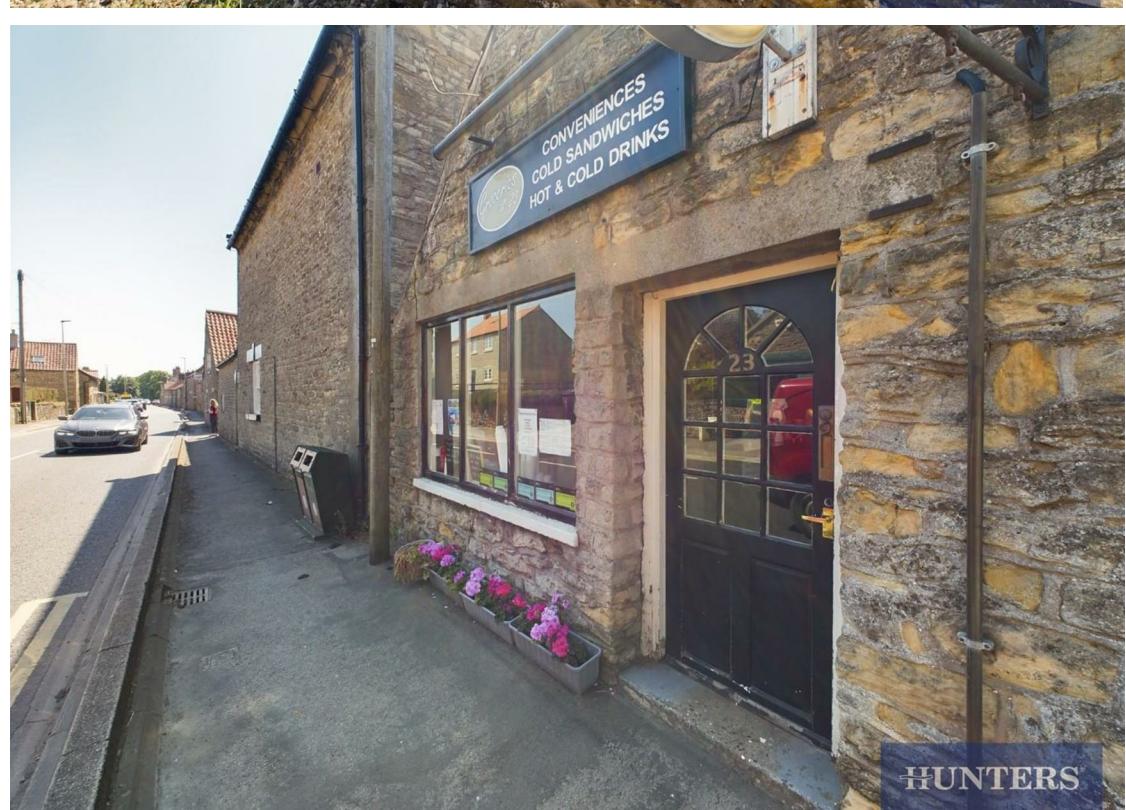
DESCRIPTION

Hunters are pleased to bring to the market this FANTASTIC INVESTMENT OPPORTUNITY currently being run as a WELL ESTABLISHED FISH AND CHIP TAKEAWAY/RESTAURANT BUSINESS in the village location of Snainton surrounded by a range of other local amenities including a local pub, positioned between Pickering and Scarborough on the A170. The North York Moors National Park lies within 5-10 minutes drive to the north making it the perfect positioned property for local residence as well as visitors passing through.

This property is offered to the market SOLD AS SEEN with all the facilities to continue trading as a food service business or with the potential to convert into a different retail unit. This spacious unit briefly comprises of: large service/kitchen/dining area, utility/storage room and WC. To the outside of the property you are presented with a patio area currently being used as outdoor seating.

We believe this property is not one to miss, call now to arrange a viewing!







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) 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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

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