



Sanderson
Weatherall

FOR SALE/MAY LET

PRIME INVESTMENT/DEVELOPMENT OPPORTUNITY



5-7 Sandside, Scarborough, YO11 1PE

sw.co.uk



- **Investment/Development opportunity for sale**
- **Located on the main seafront in Scarborough**
- **Consideration may be given to a long term letting of the premises on terms to be agreed**
- **Vacant Possession available if required**
- **Freehold for sale**
- **Offers in the excess of £1,500,000 invited**

Location

The popular holiday resort on Scarborough lies on the coast of North Yorkshire. Known for its two long sandy beaches and its vibrant seafront.

The town is located approximately 35 miles to the north east of York, 17 miles south of Whitby and 15 miles to the north of Bridlington.

The town has an estimated district population of some 108,700 (census 2021) boosted by an estimated 2.24 million visitors each year. (Scarborough Borough Council Estimate).

Situation

The property is situated on Sandside seafront directly opposite to the West Pier and Scarborough Harbour in the heart of the main tourist area. Close by are a number of the largest hotels in the town including the Royal and Grand hotels.

Surrounding occupiers include numerous shops restaurants and bars with Ask Italian being opposite. The property also sits between the two main car parks for the area with the approximately 50 parking spaces immediately to the rear and the West Pier Car Park directly opposite.

Description

The premises comprise a detached property planned on ground, first and second floors. The majority of the building is currently occupied by John Bull Confectionary along with a small ground floor kiosk operated by Holy Cow ice creams.

Accommodation

The property provides the following approximate gross internal areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor GIA	152.87	1,645
First Floor GIA	166.84	1,796
Second Floor GIA	157.10	1,691



Tenancies

The majority of the property is occupied by John Bull Confectionary by way of a licence agreement at a licence fee of £3,250 per month. Vacant possession can be obtained should the purchaser require.

The Kiosk unit is occupied by Holy Cow Ice Creams and who will vacate on completion of a sale.

The Opportunity

The property offers a rare opportunity for comprehensive redevelopment in one of Scarborough's busiest and most popular locations with superb views across the bay and the harbour.

In April 2021 Planning Permission was granted for a change of use for a mixed-use restaurant/café with hot food take away. (no 21/00920/FL).

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QRG5XKNSHIH00&previousCaseNumber=000ZA4NSBU000&previousCaseUpn=100052149241&activeTab=summary&previousKeyVal=001C6GNSLI000>

We consider that, along with its existing use, the property would be suitable for hospitality uses, residential conversion of the upper parts, guest house, bar and restaurant along with other leisure uses.

Lease

Our clients may give consideration to a long term lease of the property on terms to be agreed.

Energy Performance Certificate

The property has an EPC rating of 78 D. A full copy of the certificate is available upon request.



Proposal

Offers in excess of **£1,500,000** are invited for the benefit of Freehold interest exclusive of VAT.

VAT

The property is VAT registered

For further information or to arrange a viewing contact

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Plotted Scale - 1:9,974

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