



Prince of Wales

Freehold

Reduced to Offers Around **£195,000** Plus VAT

Prince of Wales, 2 Castle Road, Scarborough, North Yorkshire, YO11 1XA

AT A GLANCE

- Community Public House
- Open Plan Trading Area
- 3 Bedroom Living Accommodation
- Currently Closed
- Busy Coastal Town Location
- Residential Area

Viewing And Further Information

James Boshier

☎ 0113 450 8558

📱 07919 058921

✉ james@everardcole.co.uk





PROPERTY

Inner entrance porch leading through to an open plan trading area segmented into 2 areas with a large central bar servery, seating is provided by way of fixed perimeter seating, low and high bar stools. There is a separate games area with dart throw and raised stage area used for entertainment and DJ's.

Ladies and Gentleman's Toilets. Beer Cellar.

The living accommodation is located on the first floor and briefly comprises of a large living room, bathroom, kitchen and 3 double bedrooms.

PLANNING

The property is administrated by Scarborough Council. We understand the property is not Listed or in a Flood Zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

The total site area is approximately 0.025 acres and the ground floor footprint (GEA) extends to 1,023 ft².

Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items.



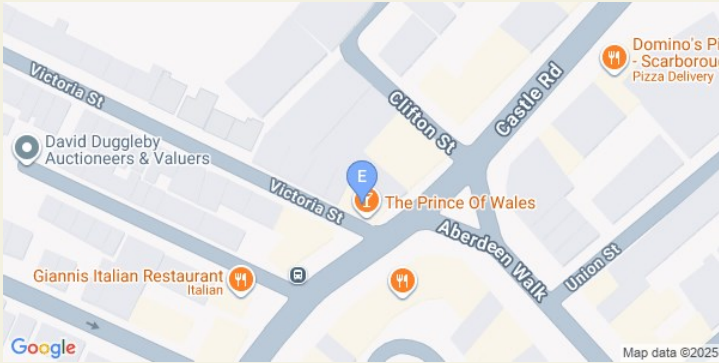
THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The Rateable Value of the Trap has been assessed at £11,000 (2023).



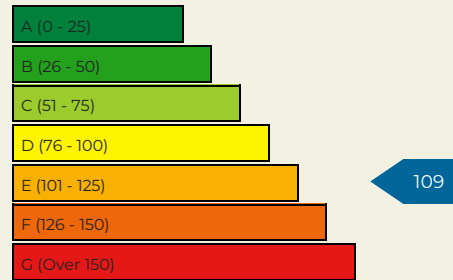


LOCATION

The Prince of Wales occupies a prominent position at the junction with Castle Road and Victoria Street just a 5 minute walk from the centre of Scarborough surrounded by densely populated residential housing. Scarborough is the largest coastal resort in Yorkshire and attracts tourist trade all year round.



EPC



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info@everardcole.co.uk
www.everardcole.co.uk



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