



Sanctuary

- 0.2 miles From South Bay beach
- 60 cover bar & Kitchen
- Fully renovated, high spec fit out
- Lease ends in 2031
- POA rent per annum
- Energy Rating C

4-13 St. Nicholas Street, Scarborough, YO11 2HF

Leasehold: Nil Premium

Annual Rent: POA

Ref: 5455540

DESCRIPTION

Sanctuary Bar is an ideally located, fully fitted out, bar in the centre of Scarborough. Less than a quarter of a mile from the beach front, on a busy high street, this approximately 60 cover bar is the perfect fit for anyone wanting to open their first bar, or add it to an existing portfolio.

LOCATION

The property is situated in a prime location on one of the main streets in the busy tourist town of Scarborough, set amongst a host of other complementary businesses including bars, restaurants and national retail shops.

Scarborough is the largest town on the Yorkshire Heritage Coast and, thanks to its wide range of attractions, it is one of the main tourist destinations in the UK.

Nearby is the North York Moors National Park and the historic coastal town of Whitby, whilst further afield is the world famous City of York.

INTERNAL DETAILS

The ground floor has a long bar against one wall, fully serviced commercial kitchen, pool table, accessible toilets and staff back office area. There is a mezzanine to the first floor which has additional space, mostly booth seating, with a private bar and is ideal for private hire or busy weekend days. The basement houses the customer toilets, store room, staff rooms and beer cellar.

The site had a £400,000 investment in 2018



FIXTURES & FITTINGS

Fixtured and fittings are included with the exception of items that are personal to our clients.

THE OPPORTUNITY

The Sanctuary offers any new owner the opportunity to work with an high spec template to start their first bar or add one to their existing portfolio. With Scarborough having over two million visitors a year, and being the second most visitor town in the UK, according to Sykes cottages database, the potential for the site is huge. With nil premium in-going, and no fit out costs needed, this site is a one off in the current market.

TRADING INFORMATION

Turnover Y/E Dec 2023 - £437,780

TRADING HOURS

12pm - 10pm Sunday to Wednesday

5pm - 10pm Thursday

12pm - 3am Friday & Saturday

9am - 4am Alcohol License for 7 days a week

TENURE

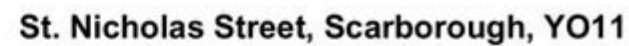
Leasehold

25 Year Lease

Lease Ends 28/09/2031

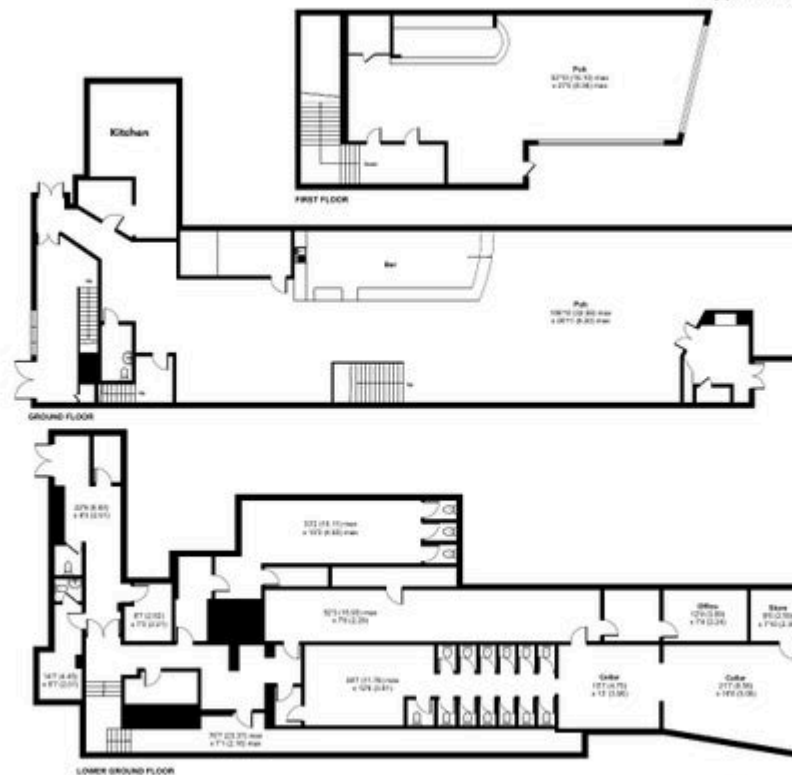
Rent POA





Approximate Area = 8759 sq ft / 813.7sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Onfigcom 2024.
Produced for Christie Owen & Davies Pte. REF: 1196096



DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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