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For over 30 years

Penny Black Chippy, 55 Dean Road

Guide Price £160,000



Penny Black Chippy

55 Dean Road, Scarborough

FOR SALE | Mixed use property configured as Fish and Chip shop at ground floor level together with a recently renovated spacious 2 bedroom maisonette above, with its own access door from Trafalgar Road.

We are pleased to be asked to market this mixed use opportunity on behalf of the owner. The property would ideally suit an owner occupier, who could live above and operate a formerly thriving fish and chip shop business. Alternatively, the property may appeal to investors who are seeking a high yielding investment. The owner has decided to not to re-let either element of the property when both tenants vacated as they made the decision to sell. The Fish & Chip Shop was very highly regarded and is ideally positioned in a densely populated area of Scarborough and comes fully equipped with Hewigo 2 pan range together with various fridges and freezers, rumbler, chipper etc. The maisonette has been recently renovated and is accessed internally or via its own access door from Trafalgar Road leading up to a spacious and recently modernised maisonette.

Call or email CPH to arrange a viewing - 01723 352235 or sales@cphproperty.co.uk

EPC:

Commercial Band C

Residential Band E

Local Taxation:

Commercial - Rateable Value £3,600 (qualifies for 100% small business rates relief)





HMRC Check

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

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rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132