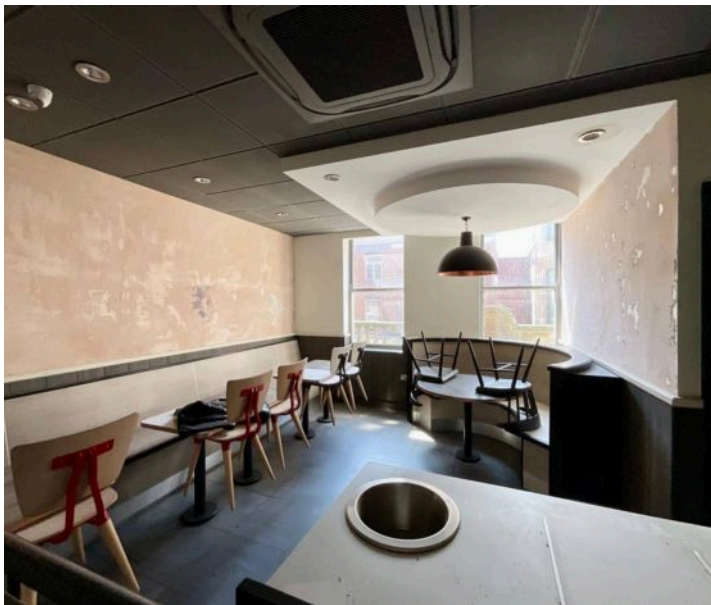
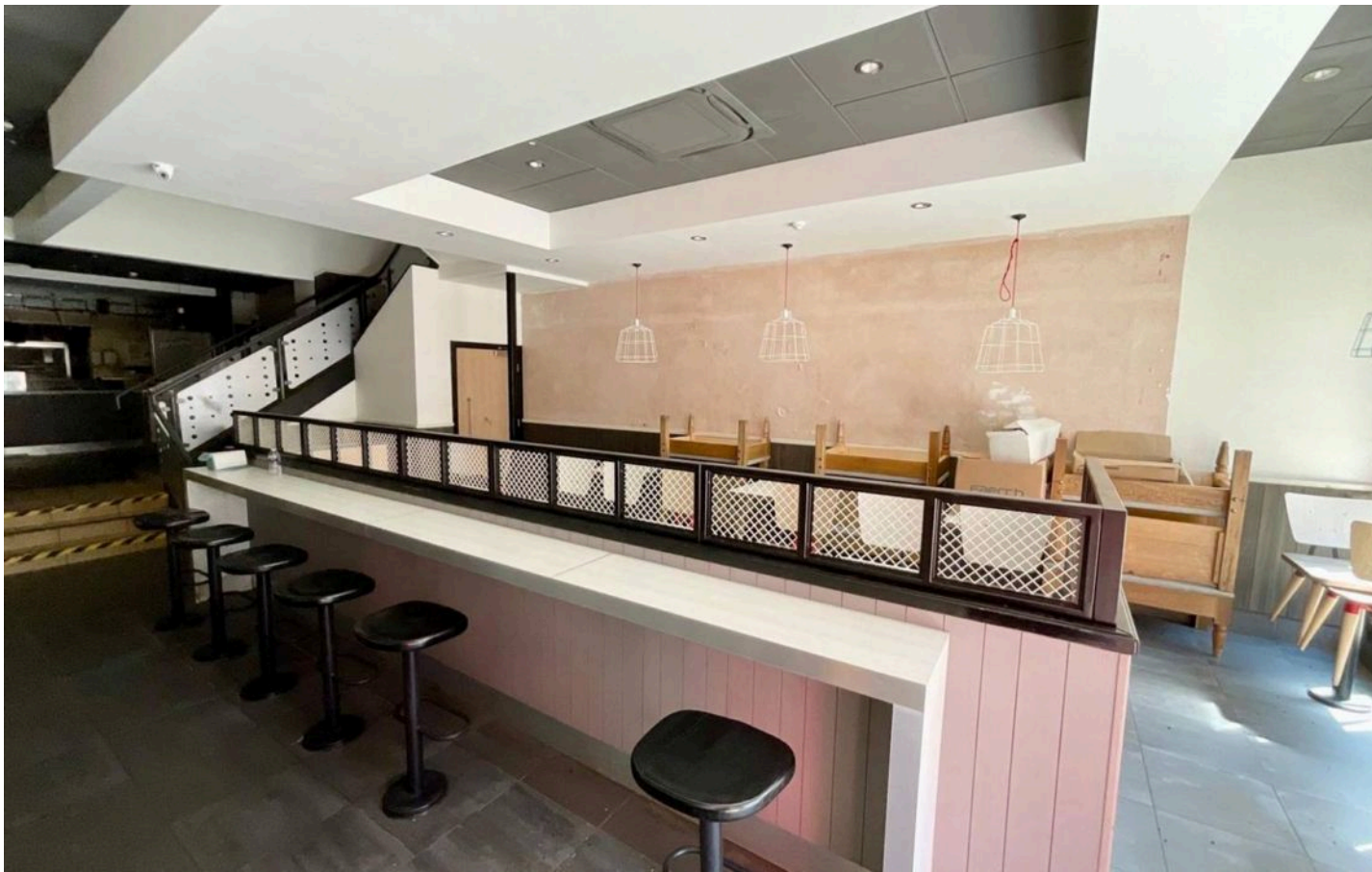








## 28 Huntriss Row

Scarborough, Scarborough

TO LET | Town Centre Restaurant Opportunity  
CPH and FOUR PROP are delighted to bring this extensive restaurant / cafe / retail opportunity to the market TO LET. The property lies on beautiful Huntriss Row, in the heart of Scarborough's town centre and occupies an enviable position, close to many hotels, including the recently expanded Premier Inn. The unit was formerly operated by KFC and therefore underwent an impressive refit after trading as successful independent sports retailer for over 4 decades. The property therefore is fully equipped with extraction, built in walk in fridges and freezers etc.

Basement - 33.32 sq m (359 sq ft)

Ground - 162.72 sq m (1,751 sq ft)

First - 44.43 sq m (478 sq ft)

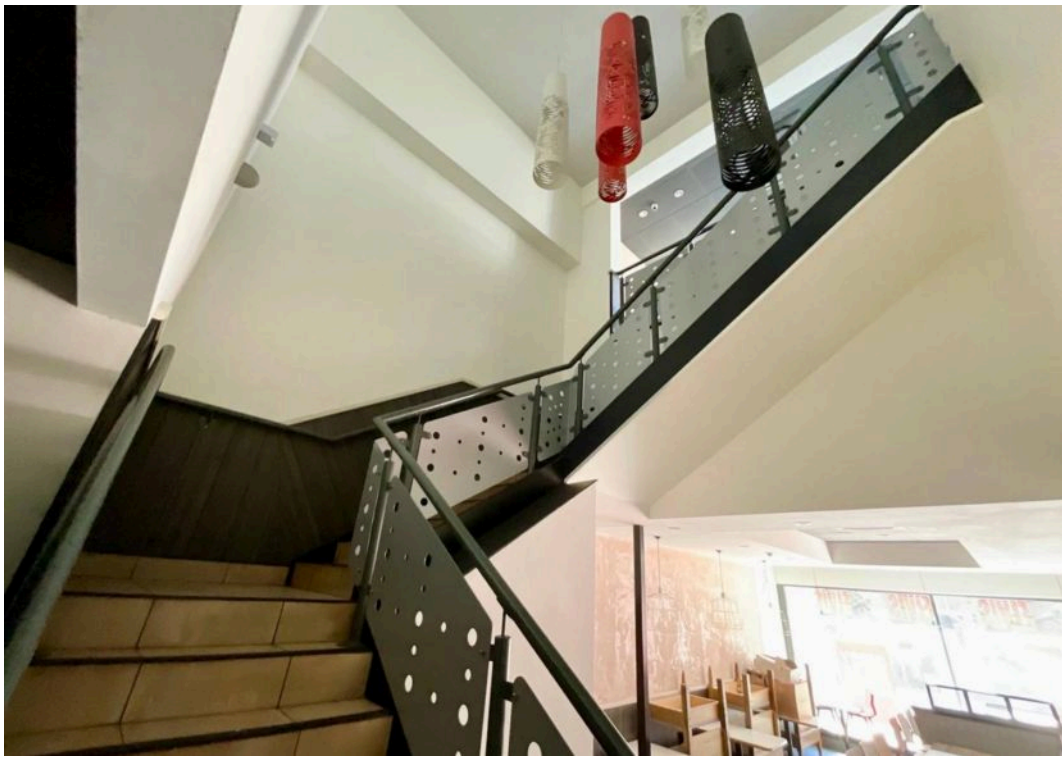
Second - 39.8 sq m (428 sq ft)

Third - 22.6 sq m (359 sq ft)

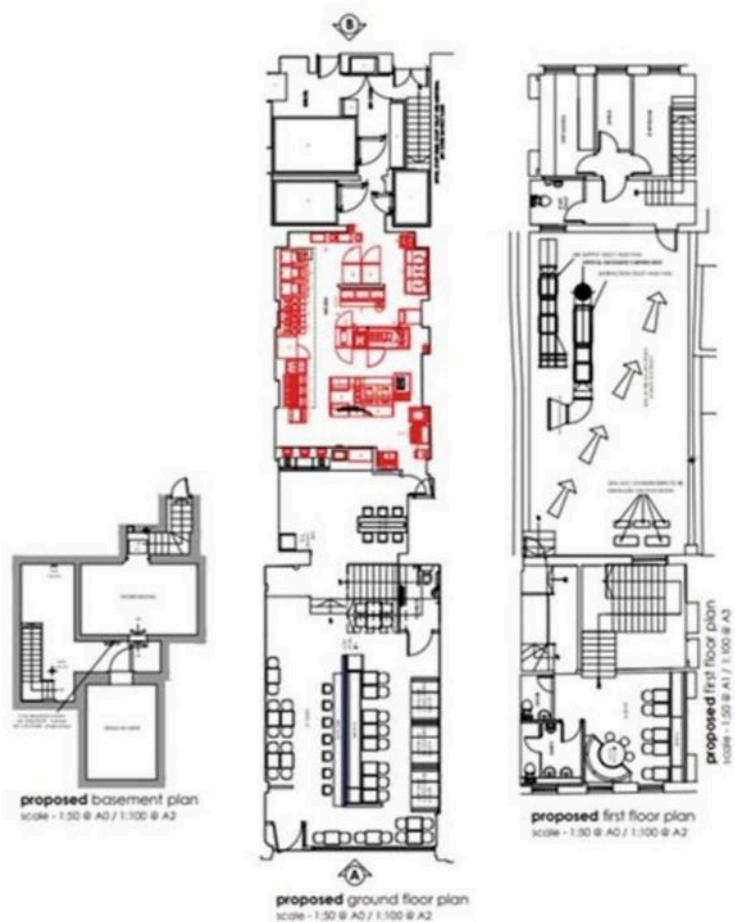
Total - 302.87 sq m (3,260 sq ft)

All enquiries to Joe at CPH Commercial or Anthony Williams at Four Prop.









## Interested?

Contact our friendly team today  
☎ 01723 352235 | ✉ [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

With you every step of the way



**Sales, Lettings & Commercial**  
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19 St. Thomas Street, Scarborough YO11 1DY



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