





Saba Restaurant

10-12 St. Thomas Street, Scarborough

LEASE FOR SALE | Town centre fully equipped restaurant, formerly SABA & The Curry Lounge. Ingoing £49,950 with monthly rent of £1500 (£18,000pa) . Band B Energy Performance Certificate (EPC).

CPH Commercial bring to the market this prime restaurant opportunity on behalf of the current owner. The premises have traded very successfully as SABA for many years and comes to the market due to their relocation out of the area. The restaurant benefits from a double frontage and is accessed via twin doors from St Thomas St. The premises have been well fitted out and provides 46 covers with a mix of fixed perimeter seating together with moveable table and chairs. The premises have recently fitted male and female/disable toilet facilities. The commercial kitchen is well equipped with a 6 ring and a separate 2 ring gas burner, a full extraction system, a tandoori oven, a double deep fat fryer, double fridge, chest freezer, griddle to name just a few items included in the sale. A detailed inventory is currently being compiled by the owner. The premises also benefit from gas central heating and air conditioning. A new commercial Internal Repairing and Insuring lease is to be granted to the buyer at a monthly rent of £1500.

EPC: Band B (47).

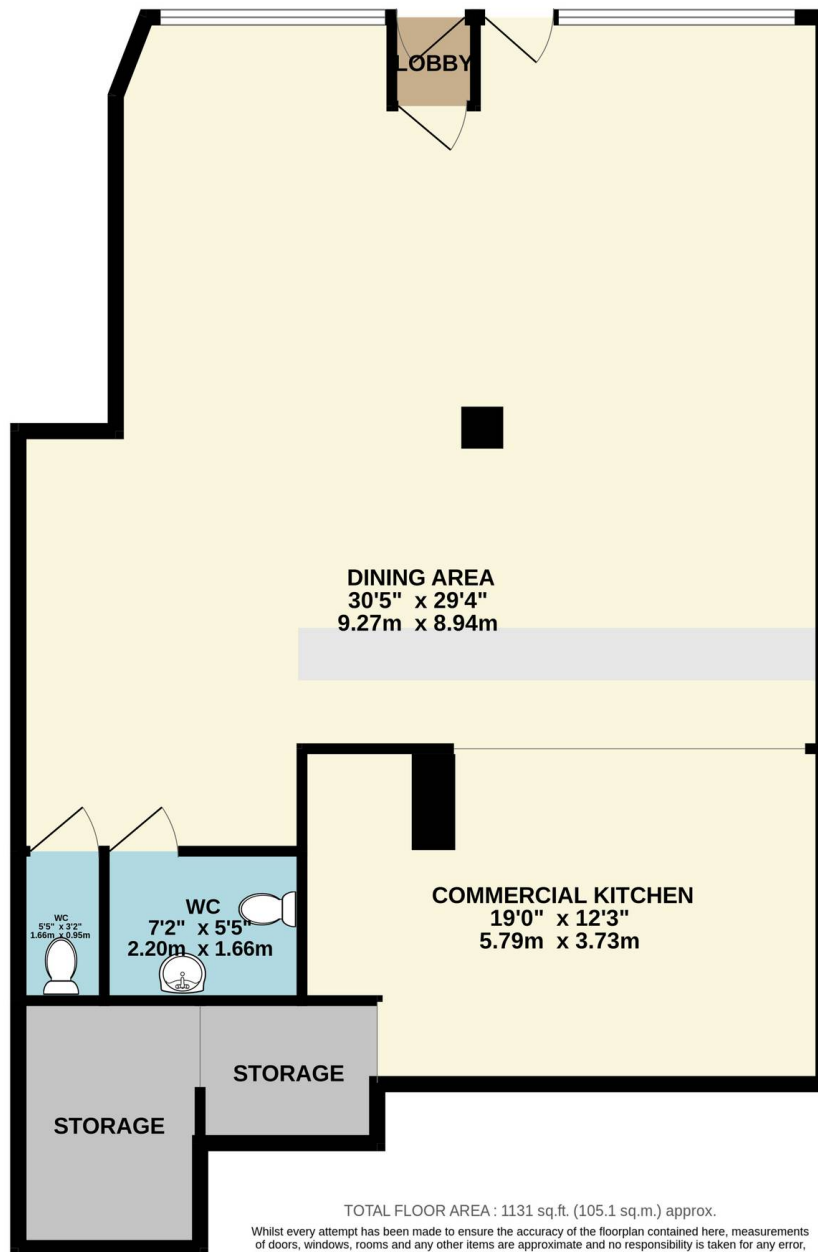
Business Rates: 2026 RV £14,500.

Tenure: Leasehold.





GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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