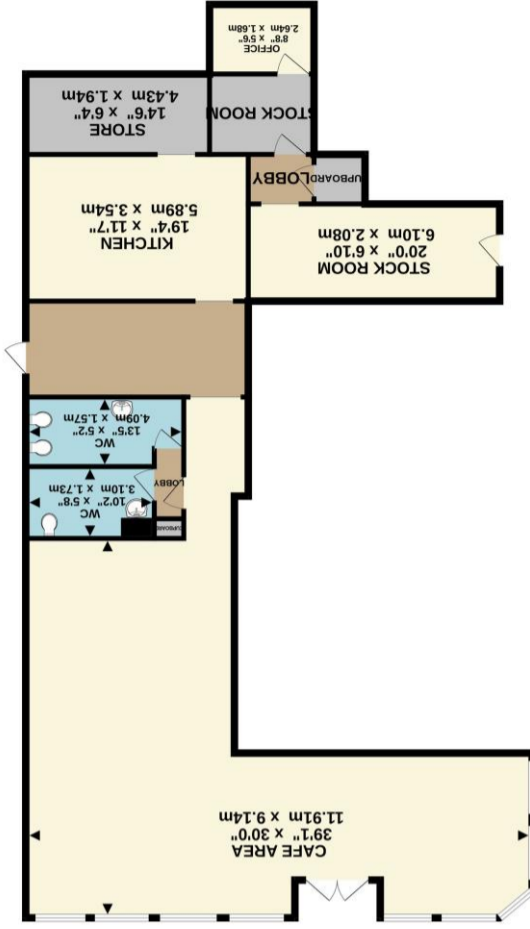


Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for reference purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficacy can be given.



GROUND FLOOR (1566 sq.ft. (156.6 sq.m.) approx.)



Pier 6, 6 South Cliff Road, Bridlington, EastYorkshire, YO15 3AT

Harris Shields Collection

## CAFE / RESTAURANT OVERLOOKING BRIDLINGTON HARBOUR

- ✓ Business Opportunity.
- ✓ Restaurant / Cafe.
- ✓ Overlooking Bridlington Harbour.
- ✓ Fully Fitted and Equipped.
- ✓ Internal Seating for 58.
- ✓ External Seating for 58.
- ✓ New Lease Available.
- ✓ Inventory Available.

Asking Price £299,950

# Harris Shields Collection

Harris Shields Collection, 14 Promenade, Bridlington East Yorkshire, YO15 2PX

01262 601704

[estateagents@harris-shieldscollection.uk](mailto:estateagents@harris-shieldscollection.uk)

<https://harris-shieldscollection.uk/>

### Description

**BUSINESS OPPORTUNITY - CAFE / RESTAURANT OVERLOOKING BRIDLINGTON HARBOUR.**

This modern double fronted lock up CAFE / RESTAURANT occupies a superb position on the corner of South Cliff Road and Ferndale Terrace, overlooking Bridlington Harbour and our fabulous South Beach.

The premises caters for 58 persons inside - an enclosed area adjoining the cafe is leased separately from the local council and can accommodate a further 58 patrons.

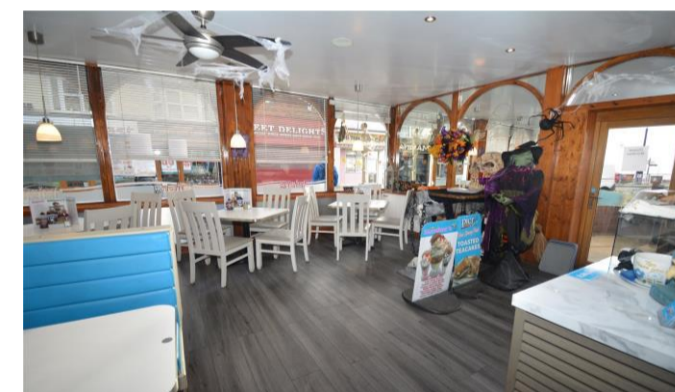
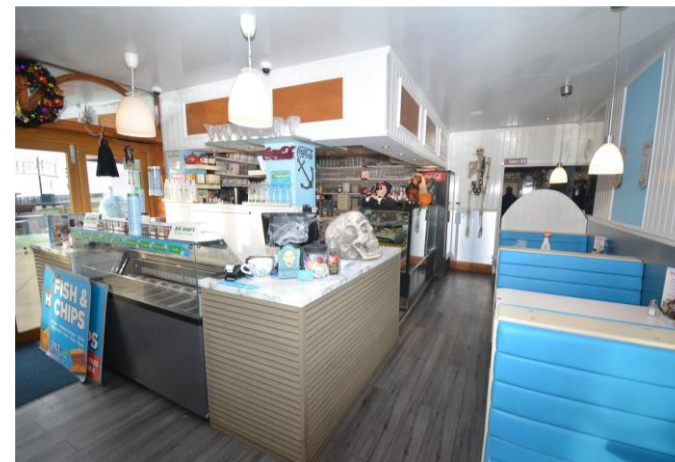
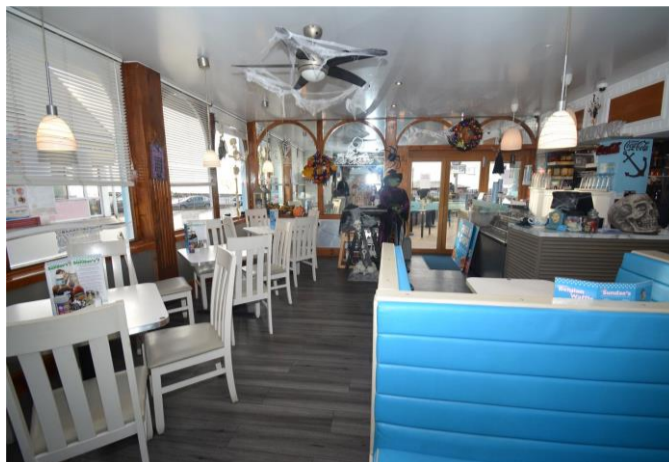
The concern comprises a main cafe and servery area, fitted kitchen, 3 stock rooms, an office, ladies and gets toilets, cleaning area and access to the outside seating area which offers views over the harbour and south beach.

This profitable business (accounts available to bonafide enquirers) is offered fully fitted and equipped - a full inventory of equipment is available - and is offered on a new lease at an initial rent of £25,000 (exclusive) per annum - plus the outside space rented (separately) from the council.

Rateable Value £12,000. EPC Rating E

### Additional Information

Council tax band



Opening doors  
for over 60 years

Harris Shields  
Collection