MULGRAVE ESTATE

TO LET

BRIDGE COTTAGE BISTRO

East Row, Sandsend, Whitby YO21 3SU

A delightful Bistro in the heart of one of North Yorkshires Premier destinations

Annual Rental of £25,000

Bridge Cottage Bistro, East Row, Sandsend, Whitby YO21 3SU

Mulgrave Estate Office
Lythe, Whitby YO21 3RJ. Tel: 01947 893239. Email: office@mulgrave.net

This prime location Bistro lies in the heart of Sandsend, one of the Yorkshire Coast's most desirable locations.

- **Unit Extends to c.93m2 (1,000 SQ FT) plus outside dining areas**
- **Rent £25,000 Per Annum**
- **Potentially suited for other uses STP**
- **Central location and adjacent to the main village amenities**
- **On-site parking for staff**

This is a rare and exciting Café/Bistro/Restaurant opportunity in the tourist hot spot of Sandsend. The property currently operates as a highly regarded and popular Bistro but has the potential to offer more. The main dining areas cover circa 30 people and the large south facing garden area offers further potential during the key tourism season.

Other uses, such as retail, would be considered but may be subject to planning consent.

Location:

Sandsend is an established and very popular destination on the Yorkshire Coast. The sandy beach and its proximity to the historic port of Whitby and the North York Moors National Park, make Sandsend the vibrant hub that it is. The Estate has further plans to enhance the locality with more retail opportunities, enlarged car parking facilities and eateries in the next few years.

Whitby is 2.5miles, Scarborough 22miles and York 48miles.

Accommodation:

The property comprises of 2 dining areas, bar area, serving area, main kitchen, preparation kitchen area and 2 WC's. There is a large garden area facing south, which can accommodate several outside seating areas.

Services:

The property benefits from mains gas, mains electricity and mains water & drainage.

Terms:

The property is available to let on a new lease for a 5-year term at an initial rent of £25,000pa.

Energy Performance Certificate (EPC):

C57 – copy available upon request or on our website.

Business Rates:

Rateable Value - £6,700

VAT:

All figures quoted are exclusive of VAT, which will be charged at the governing rates.

Viewing:

By appointment only via the Mulgrave Estate Office.

Details Prepared:

23062020-RC

Mulgrave Estate Office
Lythe, Whitby YO21 3RJ. Tel: 01947 893239. Email: office@mulgrave.net