



Commercial Property To Let

The Estate Office
Wykeham
Scarborough
North Yorkshire
YO13 9QD

Telephone
+44 (0) 1723 866600

An opportunity to create a rural retail business on a busy trunk road (A170) and holiday route between Scarborough, Helmsley and Thirsk, six miles west of Scarborough.

The Hillyard, Wykeham



THE BUSINESS FOR SALE

The established business and FF+E of "The Fat Pheasant" (formally Wykeham Tearooms) licensed premises, selling teas, coffees, snacks, cakes and salads. The business is being marketed through Agents, Harris Sheilds at an asking price £62,500. (Tel: 01723 341557).

PROPERTY TO LET

Attractive traditional stone buildings comprising:

TEAROOMS (THE FAT PHEASANT)

Ground Floor: 1087sqft (101sqm) to include dining (44 covers), servery, kitchen and stores.

First Floor: 335sqft (31sqm) with sofas, armchairs and a library.

Exterior: Tea lawn to the rear and paved seating area to the front.

GIFT SHOP (THE CARTSHED)

Retail sales area 453sqft (42sqm) with kitchenette overlooking a lawned courtyard with adjacent parking.

FACILITIES

Ladies and Gents wcs with covered forecourt connecting both the Gift Shop and Tea Rooms. Ample car-parking. Main road signage.



The Hillyard, Wykeham

TENANCY

A ten year lease is available on initial favorable rental terms for one year, and thereafter at a market rent.

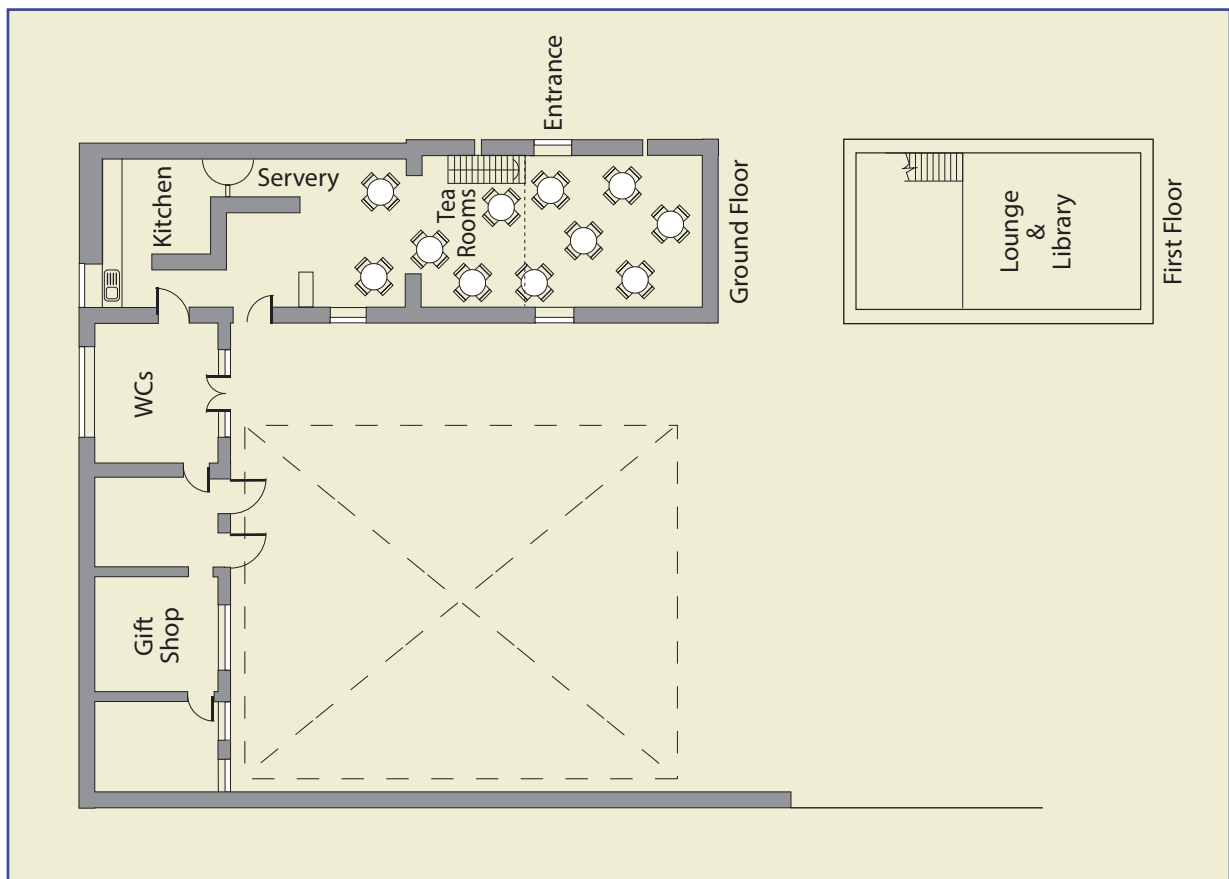
All enquires to the Dawnay Estate (for the attention of Katrina Shamel – Lettings Manager and Communications),
The Estate Office, Wykeham, Scarborough, YO13 9QD. T 01723 866600 E k.shamel@dawnay.co.uk

AMENITIES

Wykeham is a small but busy village located each side of the A170 and at the centre of the Dawnay Estate. There are over 35 businesses on the Estate to include the Downe Arms Country Inn, the Wooden Horse Day Nursery, The Picture Place (gallery) a weekly farmers' market at the Hillyard and St. Helens Caravan Park. The management of the Estate is in-house and is located at the Estate Office which is nearby.

THE LOCATION

The Hillyard lies six miles to the east of Scarborough, an excellent Spar local store and petrol station is situated two miles to the East, Pickering is approximately 12 miles to the West. Seamer railway station is a short 15 minutes drive away.



The Estate Office, Wykeham, Scarborough, North Yorkshire YO13 9QD
Telephone (01723) 866600