



01947 601301



# MORWEN-LE-FAYE TEA ROOM, ROBIN HOODS BAY

BED COMMERCIAL



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)



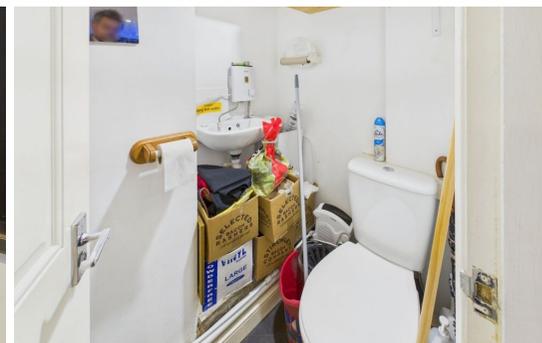
## PROPERTY FEATURES

- Successful Tea Rooms in Robin Hoods Bay
- 325 sq ft including Indoor Seating, WC & Kitchen
- 14 Indoor Covers & 6 Outdoor Covers
- Equipped Kitchen with Coffee Machine & Panini Maker
- Excellent Window Frontage onto New Road
- Open 6 Days a Week from March to November
- Gross Income circa £70,000 pa with Potential to Increase
- 970 Year Lease from 2012 with No Ground Rent or Service Charges

Type: **COMMERCIAL**  
Availability: **FOR SALE**  
Tenure: **LEASEHOLD**

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



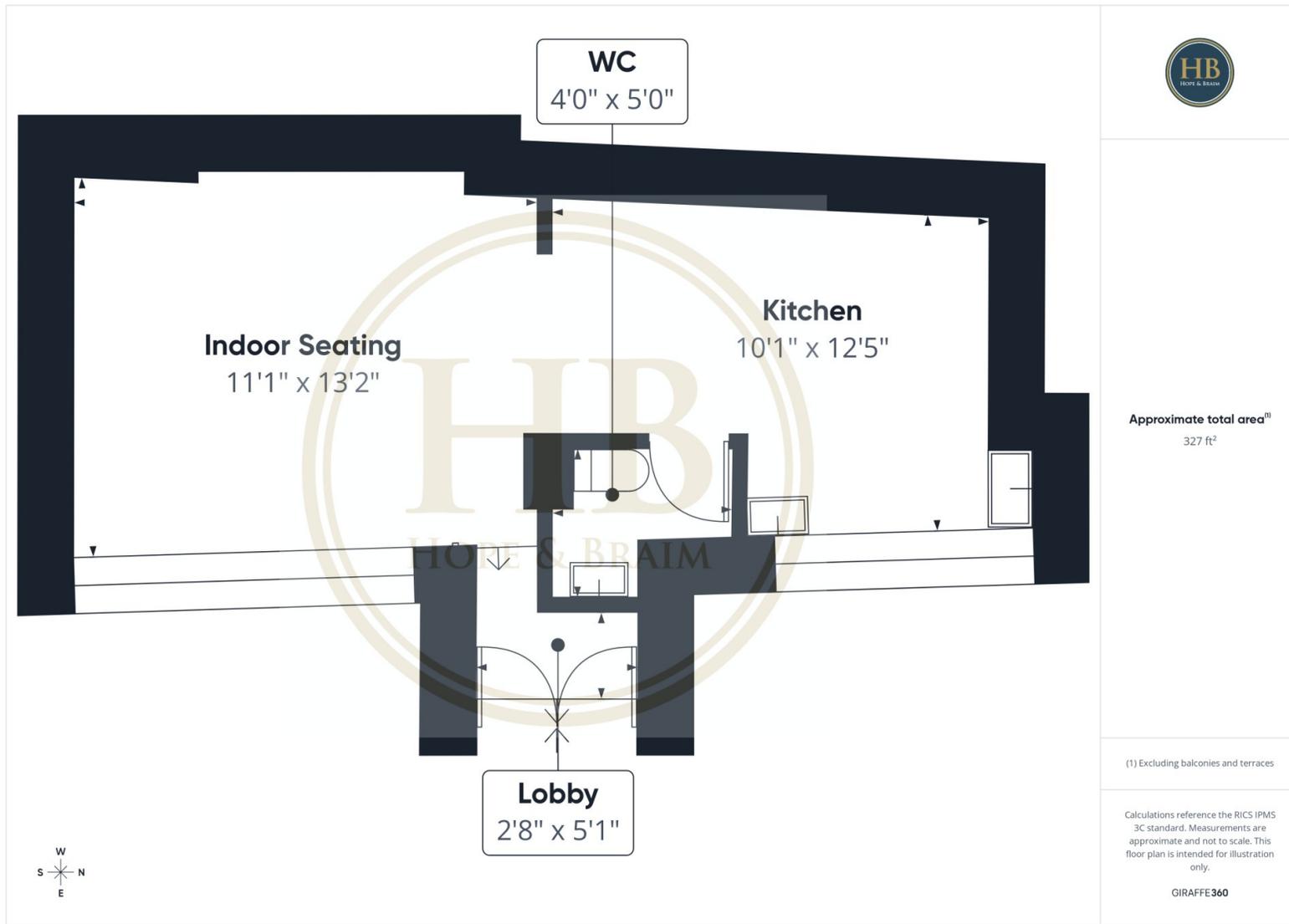
MORWEN-LE-FAYE TEA ROOM, ROBIN HOODS BAY- bed Commercial -£150,000



A Rare Commercial Opportunity in Robin Hood's Bay. This thriving tea rooms presents an exceptional opportunity to acquire an established business in one of Yorkshire's most beloved coastal villages. Occupying approximately 325 square feet with excellent window frontage onto New Road, the premises benefit from prominent positioning within this characterful seaside destination. The commercial space comprises well-equipped kitchen facilities including coffee machine and panini maker, indoor seating accommodating fourteen covers, plus an additional six outdoor covers for alfresco dining. There is also a WC. The kitchen's comprehensive fit-out provides immediate operational capability. Currently trading six days weekly from March through to November, the business generates gross income of approximately £70,000 per annum, with scope for enhancement through extended opening hours or expanded service offerings. The seasonal trading pattern offers the enterprising proprietor an attractive work-life balance whilst capitalising upon Robin Hood's Bay's substantial visitor numbers. The property benefits from a remarkable 970-year lease dating from 2012, with the considerable advantage of neither ground rent nor service charges. Robin Hood's Bay remains one of the North Yorkshire coast's most enchanting destinations, its narrow streets and historic architecture drawing visitors throughout the season. The village's enduring popularity, coupled with its dramatic clifftop setting and fascinating maritime heritage, ensures consistent footfall for well-positioned commercial premises. This turnkey hospitality business represents an outstanding opportunity for those seeking established trade within a location of proven appeal, combining immediate income generation with long-term security of tenure.



MORWEN-LE-FAYE TEA ROOM, ROBIN HOODS BAY- bed Commercial -£150,000



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.