

FOR SALE

INDIGO ALLEY

4 NORTH MARINE ROAD, SCARBOROUGH, YO12 7PD

BARRY
CRUX &
co

Public House

Price - £235,000

Property Features

- Prime main road location just moments from Scarborough town centre
- Excellent proximity to Peasholm Park, the Cricket Ground and the Open Air Theatre
- Well-fitted ground-floor bar and lounge areas offering flexible trading spaces
- Four letting rooms plus a spacious three/four-bedroom owner's flat
- Currently operating limited hours - presenting exceptional potential for expansion and increased revenue



Enquiries

Andrew Spencer
DDI 01904 659990
andrew@barrycrux.co.uk

Location

Located on the edge of Scarborough town centre on the North Bay side, it is surrounded by a mixture of densely populated residential, secondary commercial premises and guest accommodation. It is on the main route from the centre to Scarborough Cricket Ground, Peasholm Park and the open-air theatre. Scarborough is a popular East Coast resort with a resident population of 61,749, which swells considerably during the spring and summer months with visitors.

Description

A substantial three-storey mid-terrace property of brick construction under pitched roofs. On the ground floor are open plan trading spaces with the upper floors featuring four letting rooms and three/four-bedroom owners flat. To the rear is an enclosed and covered yard area.

Accommodation

Ground Floor - Accessed via an entrance lobby to the front.

Main Bar - This is open plan and has clearly been divided into separate rooms in the past. It has a single bar serving counter to the rear making best use of the space on offer. There is stripped wood flooring throughout, seating on a mixture of perimeter benches and chairs set at loose tables, darts throw, pool table, log burner, exposed brick chimney breast and wood paneling to the walls.

Ancillary accommodation at this level includes glass wash area, access to the beer cellar, storage space and ladies and gentleman's customer toilets.

Upper floors - These are accessed via two separate staircases. On one side of the building are the letting rooms, with a triple ensuite room and single room on the first floor and two double rooms with shared bathroom on the second floor. On the other side of the building with its own staircase access is the owners accommodation which comprises two double bedrooms, lounge, small kitchen, shower room and boiler room at first floor level with a further single box room and two double bedrooms on the second floor.

Externally there is an enclosed yard space to the rear, which is covered and decked and acts as a smoking shelter and access for the letting rooms. A pizza oven has also been installed in this area.



Barry Crux & Co is a Trading name of Garness Jones (Commercial) Limited, who, for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial) Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client only trades very limited hours two nights a week. One of these evenings is an open-mic night, which proves very popular. The pub is also open during the summer months when the annual cricket festival takes place and the regular series of concerts that are run at the open-air theatre are on.

Currently the business only shows modest levels of turnover in the region of £60,000 a year net of VAT but is profitable and largely run single handedly by our client. Some of the rooms on the upper floors in the flat are let out to long-term residents and this generates a further £11,000 in annual income. In addition, there is further income from the letting rooms during the busy summer months which generates a further £6,000 a year in revenue. The combined turnover was over £77,000 for the year ending April 2025.

Our client is now looking to retire and wishes to sell the building. There is clearly a lot of scope to develop the public house side of the property, with longer trading hours. The upper floor rooms could be converted to offer Air B and B style accommodation. The building would also lend itself to re-development for residential or mixed use with commercial on the ground floor with separate accommodation above, subject to gaining the relevant planning permissions.

Fixtures and Fittings

The property is sold with the benefit of all trade fixtures, fittings and equipment in situ. There may be some personal items that will be removed. A full inventory will be provided.

Licences

Premises Licence permits opening hours of Monday to Sunday 09:00 - 02:30 but currently only trading 2 nights per week.

Terms

The property is offered for sale freehold at a price of £235,000

Local Authority

North Yorkshire

Business Rates

RATEABLE VALUE	RATES PAYABLE
£6,500	

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

EPC Rating

The property's energy rating is C 61.

