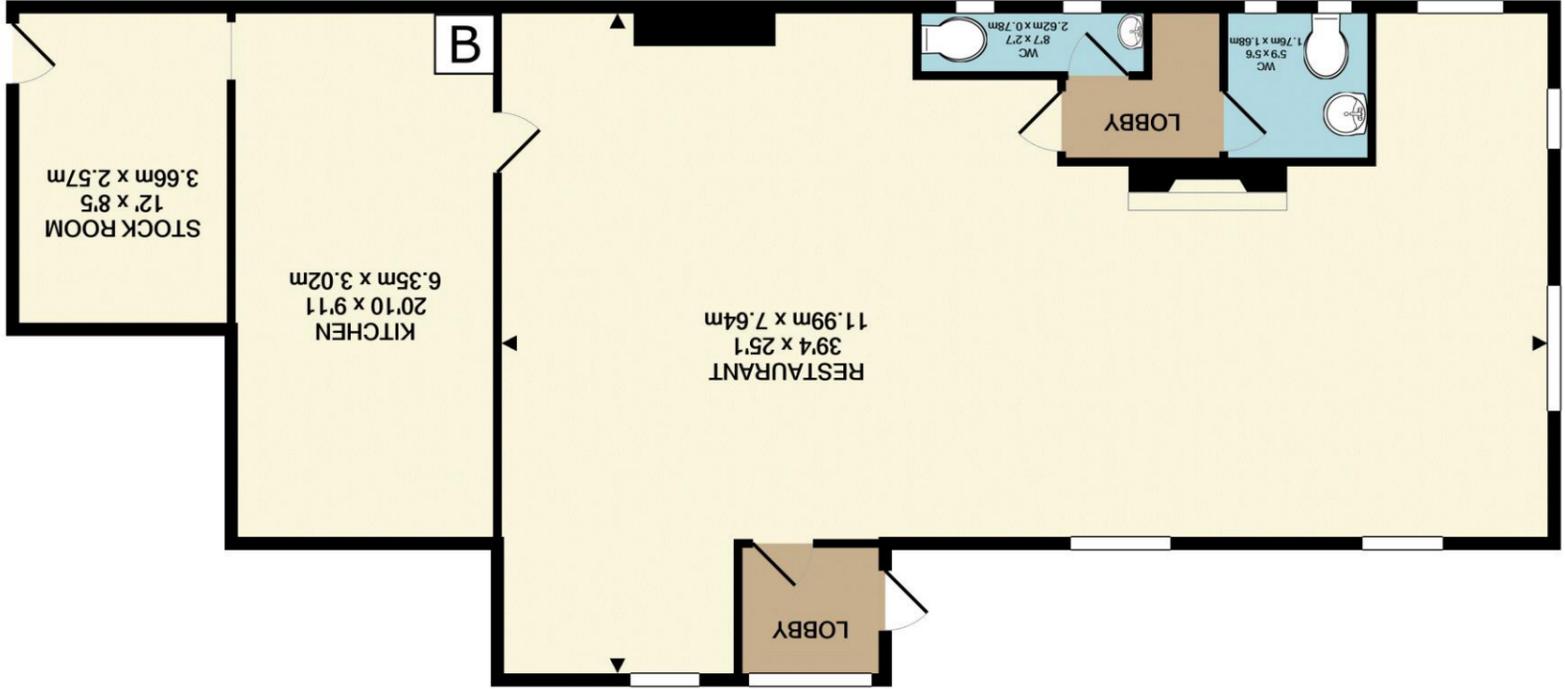


AMICI RESTAURANT, SANDS LANE, BARMSTON, YO25 8PR  
 TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.6 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Mirchi, Sands Lane, Barmston, East Yorkshire,  
YO25 8PR**

**Harris Shields  
Collection**

## Freehold Former Restaurant For Sale

- ✓ Village Location.
- ✓ Fitted and Equipped.
- ✓ Seating for 36 Diners.
- ✓ Large Car Park.
- ✓ Outside Area.
- ✓ Freehold For Sale
- ✓ 5 Motor Home Sites Also Included
- ✓ Other Untapped Site Potential

Asking Price £300,000

# 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/>

Harris Shields are pleased to offer to the market the freehold interest in this detached property, formerly operating as an Indian restaurant and now offered with vacant possession. Rateable Value £10,000pa.

The premises come fitted and equipped (inventory available on request) and provide seating for approximately 36 covers. The property occupies a prominent position, set back from the A165 at the Barmston turn-off, approximately 7 miles south of Bridlington.

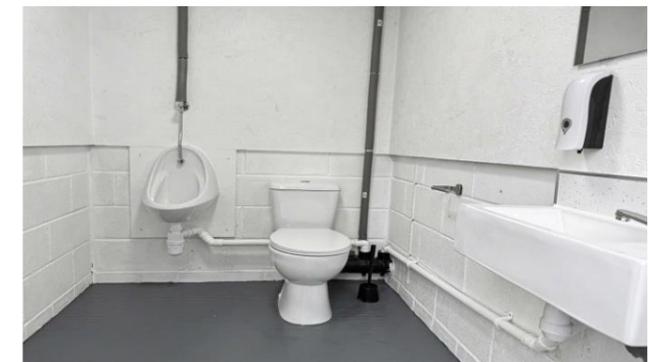
Briefly, the accommodation comprises a main restaurant area, kitchen, store room, and ladies' and gents' toilet facilities. To the rear of the property there is a large car park together with an enclosed yard area.

Part of the site was previously utilised for overnight motorhome parking, providing an additional income stream, and may offer scope for a similar or alternative use subject to any necessary consents.

Further areas to the front of the site also present potential for additional income opportunities or alternative uses.

Whilst the current owner is seeking to sell the freehold, there may also be an option to discuss taking the restaurant on a FRI lease at a rental of £21,000 per annum.

Council tax band NA



Opening doors  
for over 60 years

Harris Shields  
Collection