

FOR SALE

Subject to Relocation



MOTOR DEALERSHIPS SITE WITH REDEVELOPMENT CONSENT

SCARBOROUGH

- **CURRENTLY COMMERCIAL PREMISES**
- **REDEVELOPMENT POTENTIAL**
- **CLOSE TO TOWN CENTRE**
- **POPULAR MIXED COMMERCIAL AND RESIDENTIAL AREA**

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

The Subject Property is situated with immediate frontage to Columbus Ravine a short distance from Scarborough town centre. It is within a built up, mixed residential and commercial area. Peasholm Park, the highly regarded North Bay residential and leisure area, and Scarborough Railway station are all within easy reach.

Scarborough is an east coast holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a total catchment population of approximately 82,000 people.

As well as being a world famous seaside resort, the town has recently achieved an international commercial reputation having previously been voted Europe's most enterprising town. It hosts a number of well known businesses with major employers including Pindar Printing, McCain Frozen Foods, Associated Cold Stores and Plaxton Coachworks. There is substantial growth expected in line with the arrival of major mining and wind farm businesses.

DESCRIPTION

The subject property comprises a site of approximately 0.8 acre which is currently developed with a range of single storey buildings of mixed construction. The premises include, showrooms, offices and workshops together with good size yard areas.

The sale will include 2 adjoining ownerships to the rear which comprise a car workshop and a recreational club. The subject property benefits from secondary access from Melrose Street.

FLOOR AREA (Gross Internal approx)

Showroom 1 -	122.39m ²
Workshop	330.89m ²
Parts/Offices/Reception	270.91m ²
Car valeting/secondary workshop	103.51m ²
Showroom 2 -	105.45m ²
Total	930.21m²

DEVELOPMENT POTENTIAL

The vendor has secured outline planning consent for the development of a predominantly residential scheme with retail units. The development would provide 16 apartments, 8 houses and 4 shops. Our clients architect believes that there is potential to maximise the development potential further with additional unit numbers.

The planning reference number is Planning reference No. 14/02177/OL

RATES

Interested parties are advised to make their own enquiries to the local rating authority.

TERMS

Offers are invited for the subject property and adjoining ownerships.

The sale is subject to the relocation of the motor dealership business.

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VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the agents will be deemed to be exclusive of VAT.

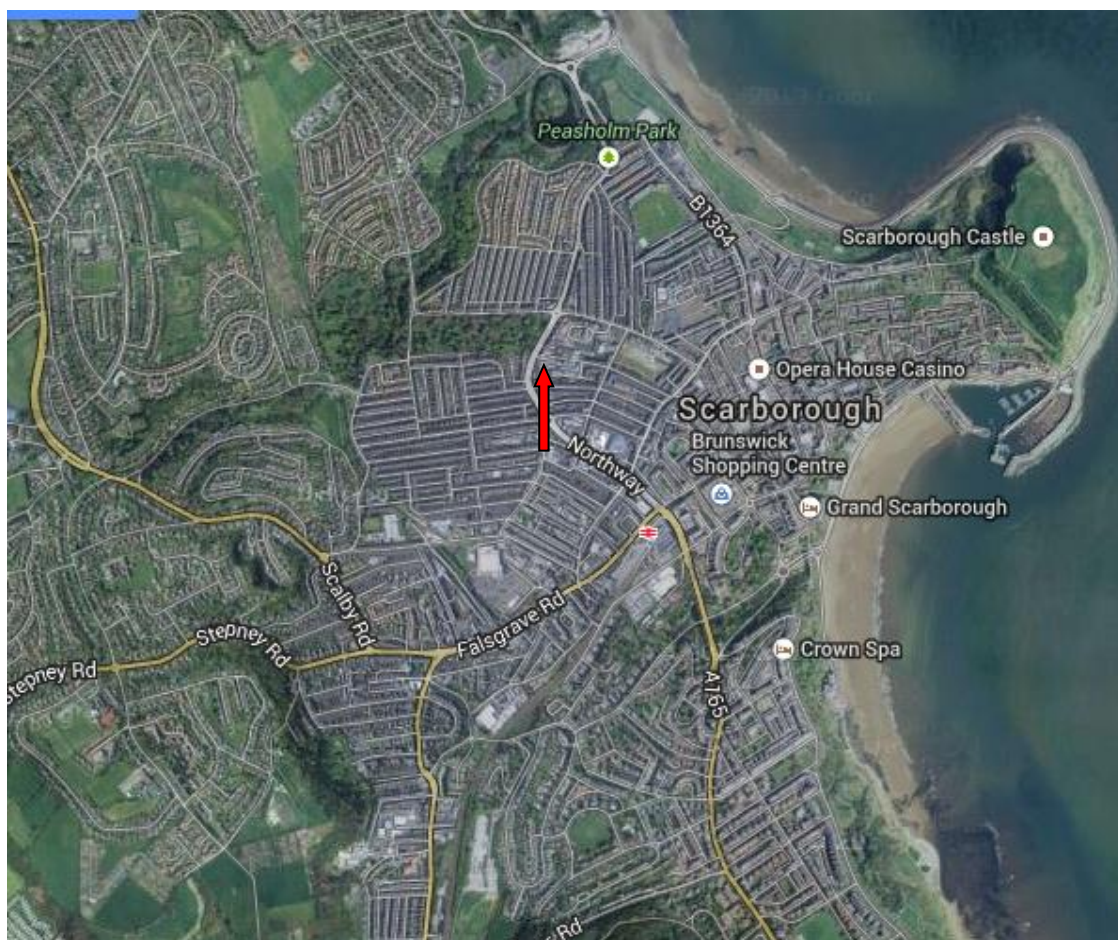
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

For viewing arrangements and further information please contact the joint agents, McBeath Property Consultancy Ltd andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929.

Subject to Contract – 0103185



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

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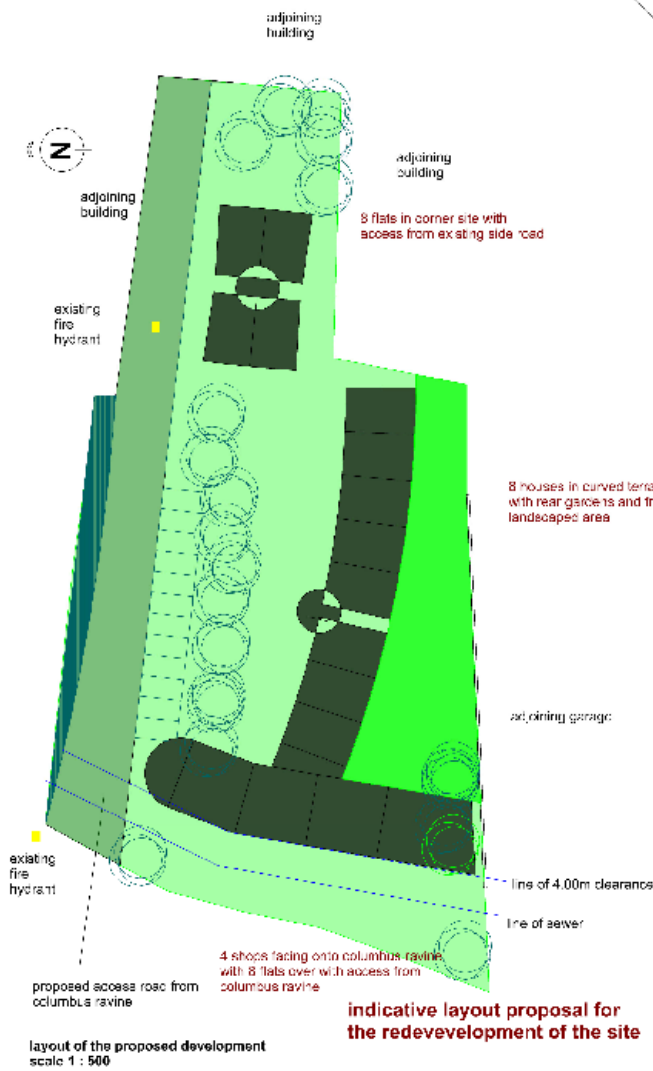
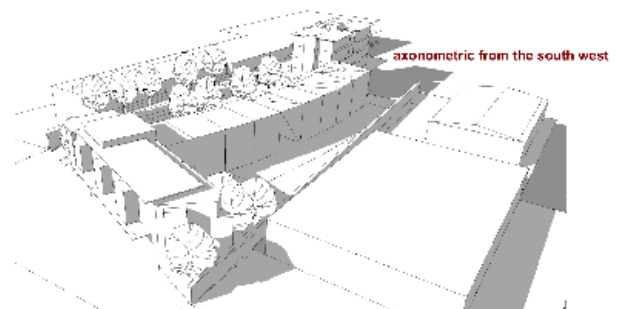
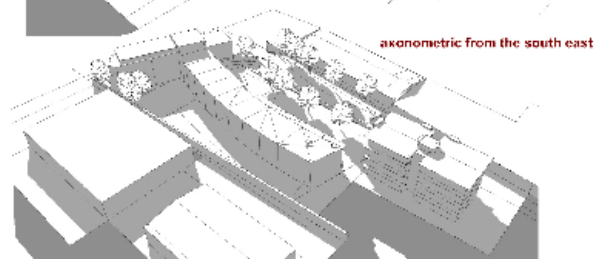
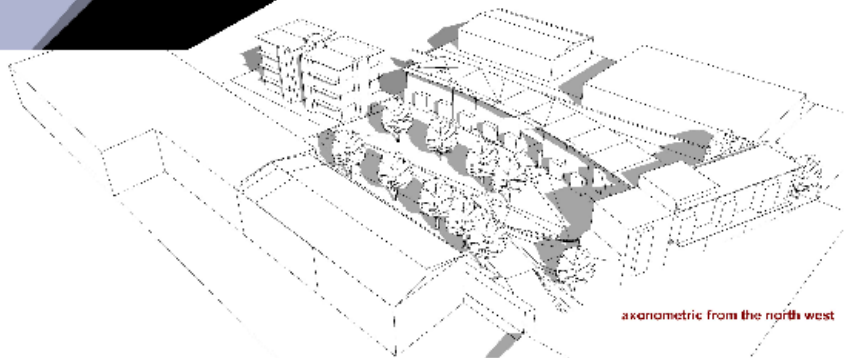
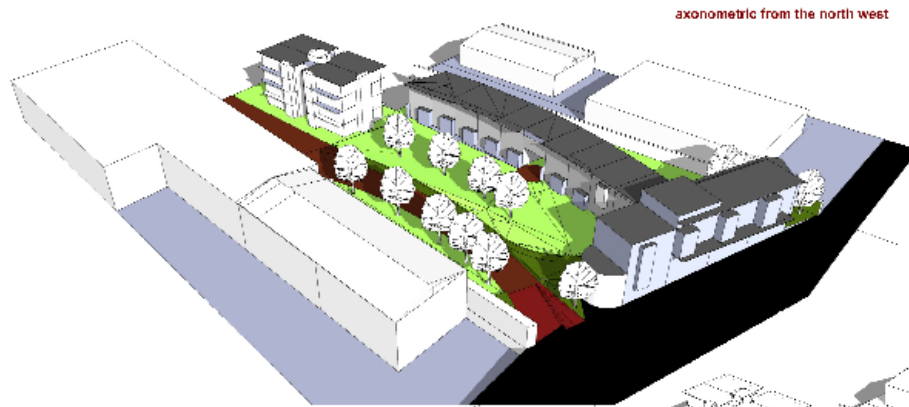
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John Blaymires Architect	5th Floor, 11th Beaumont Row, London, EC2A 4DF Tel: 07733 853020
CLIENT: Johnson Street Group	SCALE: 1:500
PROJECT: Proposed redevelopment of Johnson Street	
DETAIL: Access & Layout	Drawing No: 2011/01/07

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