

ROWNTREE HOUSE, ABERDEEN WALK

SCARBOROUGH YO11 1XP



**A prominent town centre property offering an opportunity for a range of business types
(subject to planning)**

- **RETAIL/SHOWROOM PREMISES**
- **ON SITE PARKING**
- **CENTRAL TOWN LOCATION**
- **UPPER FLOOR OFFICES AND STAFF FACILITIES**
- **FLEXIBLE TERMS (SUBJECT TO STATUS)**

TO LET

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.

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LOCATION

The subject property is situated in Scarborough town centre on Aberdeen walk with return frontages to Albemarle Crescent and a side access lane.

Aberdeen Walk is a well-established partly pedestrianised central road that connects to Westborough, the towns prime retailing pitch.

Scarborough is a historic town that is a popular holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a population of 82,000 people approx. and a larger district catchment.

As well as being a famous seaside resort, the town has previously achieved an international commercial reputation having been voted Europes most enterprising town. It hosts a number of well known businesses with major employers 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 detached 3-storey building of traditional brick construction with a glazed retail frontage.

Internally the property is laid out to provide a large retail showroom area on the ground floor with a range of offices at first floor level and further office and staff facilities at second floor level.

Externally to the rear of the property there is a car park with 6 parking spaces.

FLOOR AREA (Gross Internal approx)

Ground Floor Sales/showroom	525.22 sq m (5,653 sq ft)
First Floor Offices	149.20 sq m (1,606 sq ft)
Second Floor Staff Area	65.00 sq m (700 sq ft)
TOTAL	739.42 sq m (7,959 sq ft)

USE POTENTIAL

We believe the property is ideal for a range of commercial uses (subject to planning), for example;

- Retail/Showroom
- Offices
- Studio
- Healthcare uses

The owner can discuss any ideas a potential tenant may have for the property.

RATES

From enquiries made on the VOA website we believe that the property has a rateable value of £87,500 subject to the uniform business rate. Interested parties are advised to make their own enquiries to the local rating authority.

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TERMS

The property is available for lease by way of assignment or under-lease for a term of years to be agreed.

RENTAL

On application

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

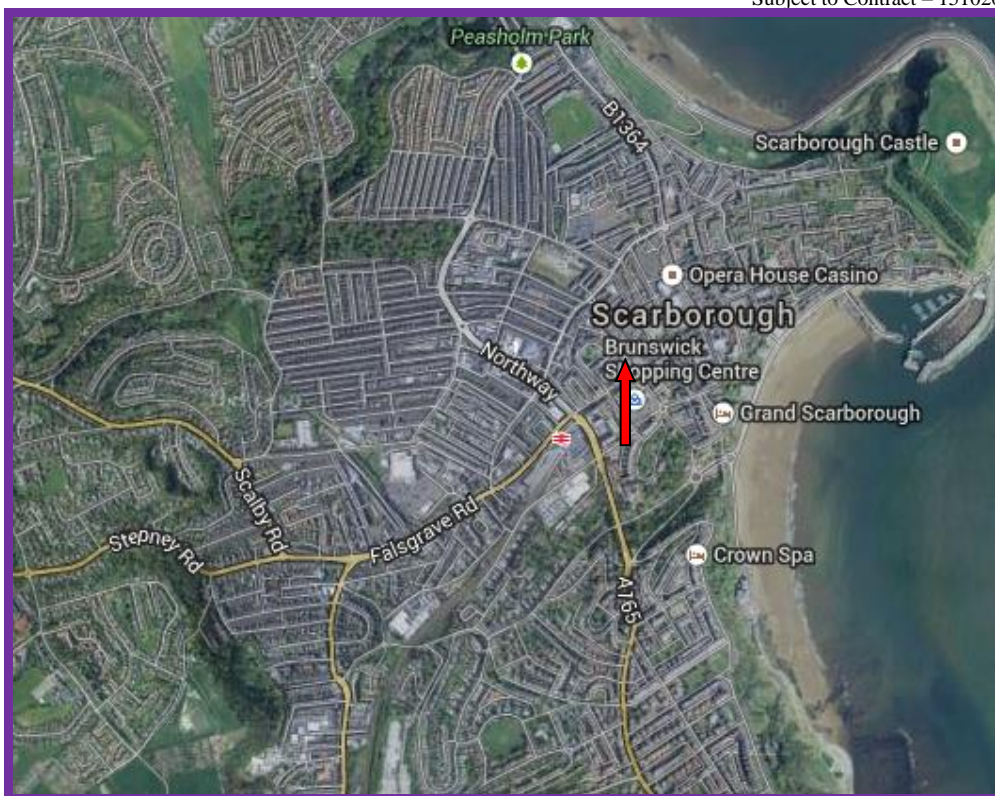
LEGAL COSTS

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 Andrew McBeath andrew@mcbeathproperty.co.uk or 07725 416002, 01904 692929.

Subject to Contract – 151020



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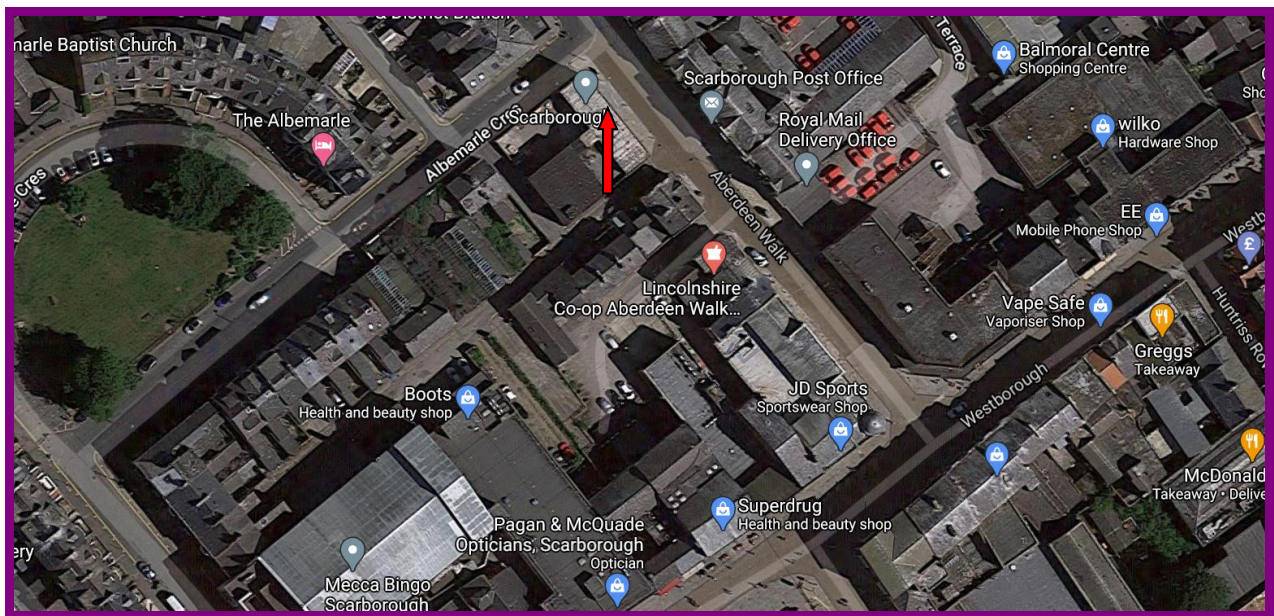
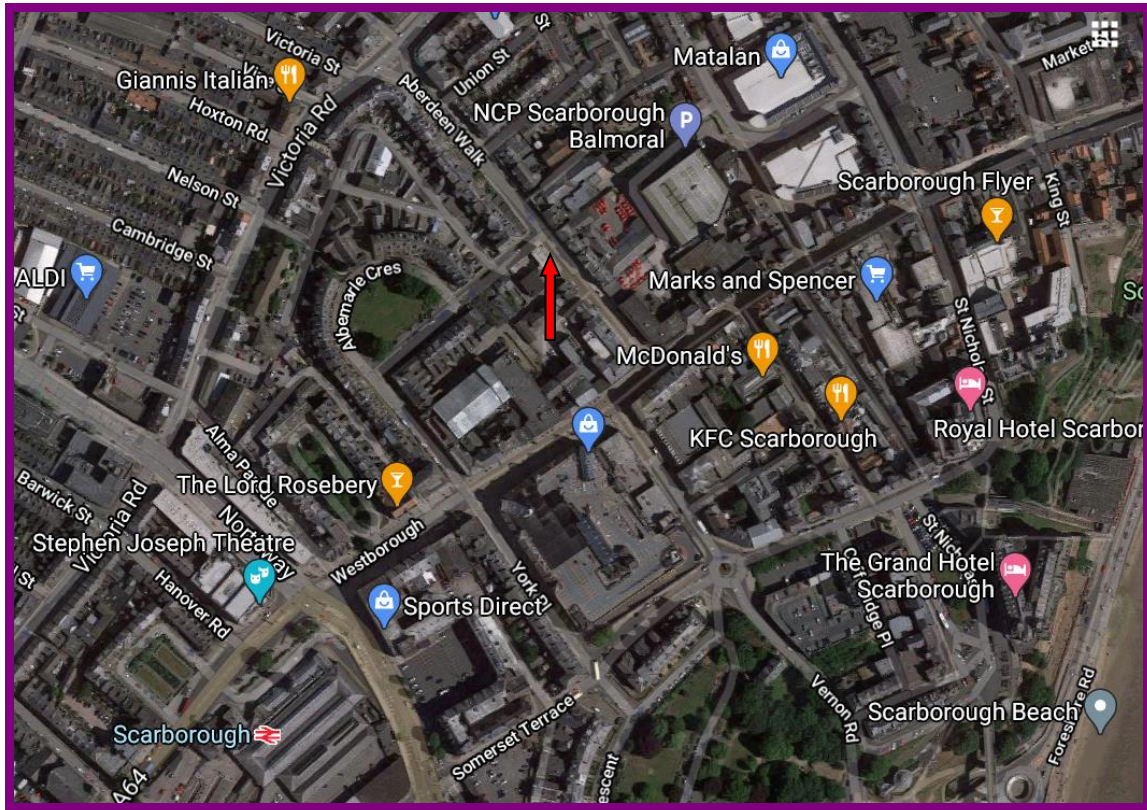
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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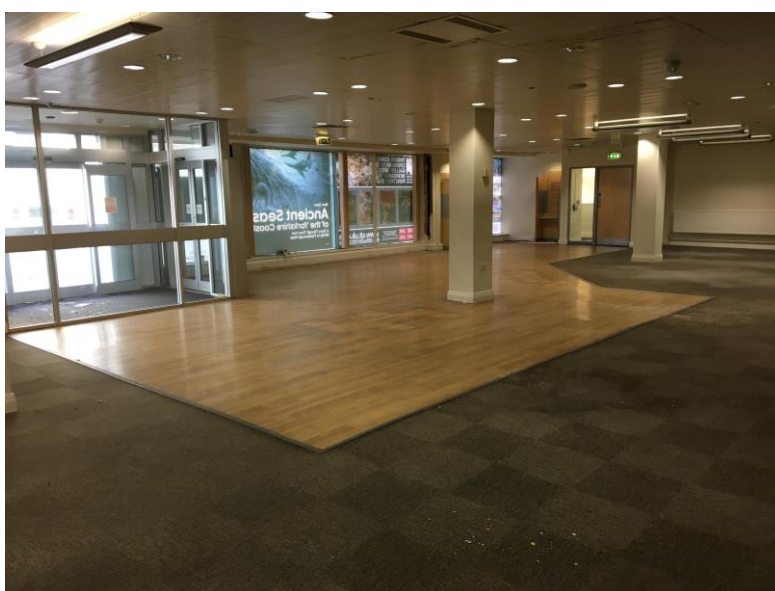
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