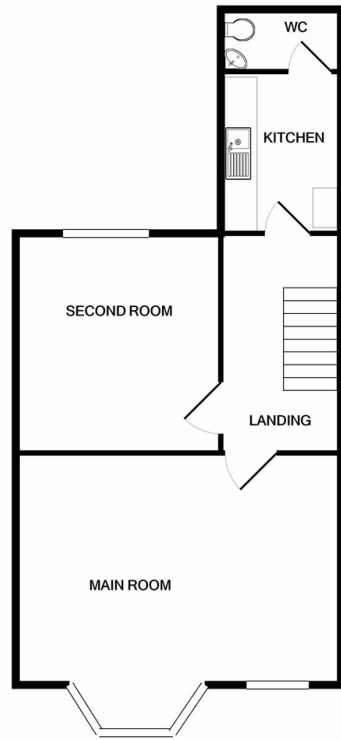




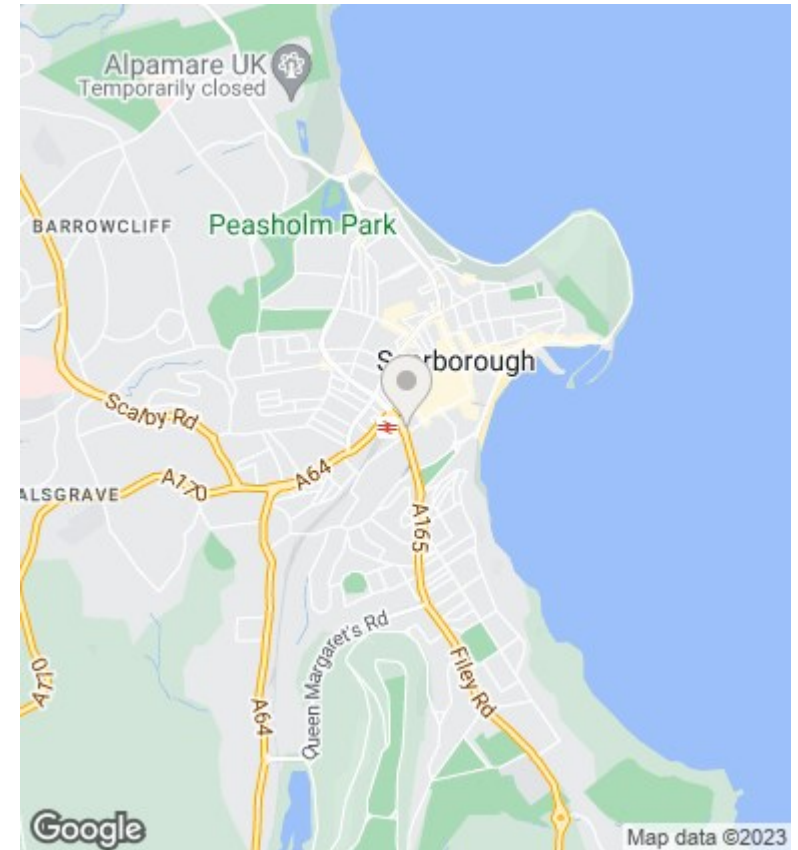
## First Floor Flexible Commercial Unit, 16 York Place, Scarborough,

£350 PCM

- FIRST FLOOR COMMERCIAL UNIT WITH PRIVATE KITCHENETTE + WC
- VIBRANT MIXED USE ROAD
- EXCELLENT DAYLIGHT TO BOTH SPACIOUS ROOMS
- TENANT CAN ALTER INTERNAL DECOR
- HIGH FOOTFALL AREA
- CLOSE TO RAILWAY STATION, MAJOR BUS ROUTES + EXTENSIVE PARKING
- LONG LET AVAILABLE
- TOWN CENTRE LOCATION
- CLOSE TO ALL AMENITIES + TOURIST DESTINATIONS
- DIRECT WALKING AND DRIVING ROUTE THROUGH TOWN AND TO THE SOUTH BAY BEACH



Measurements are approximate. Not to scale. Illustrative purposes only  
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## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

Exempt

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	