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**Queen Margarets Road,  
Scarborough, YO11 2YH**

**Rent - £40,000 Per Annum**

TO LET - A warehouse / trade counter unit, available with vacant possession. This warehouse has a gross floor area of approximately 8,491 sq ft (788 sqm) including a mezzanine with individual offices and stands within its own grounds with a yard to the rear. The unit has undergone a scheme of refurbishment in recent years and would suit a variety of uses.

## FULL DESCRIPTION

The building sits on a site of 0.501 acres (0.203 hectares)

It has a gross floor area of approximately 8,491 sq ft (788 sqm) including a mezzanine with individual offices and stands within its own grounds with a yard to the rear.

The property comprises a trade counter and warehouse accommodation incorporating a mezzanine with individual offices. Externally, the property benefits from car parking to the front and a large concrete surfaced yard area to the rear.

## LOCATION

The property is situated to the south of Scarborough and is accessed from Queen Margaret's Road, just off the A64. The A64 is the main arterial road which links Leeds, York and Scarborough and also the national motorway network beyond.

## TERMS

Terms to be agreed.

## VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565.

## RATES

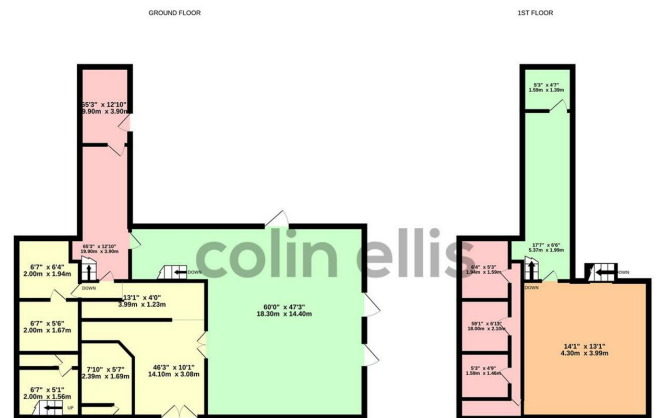
We believe the Business Rateable Value for the year ending 2022 / 2023 is £26,750 per annum.

## LEGAL COSTS

Each party to bear their own legal costs in dealing with this transaction.

## OTHER

We view all our commercial listings please visit [www.colinellis.co.uk](http://www.colinellis.co.uk)



TOTAL FLOOR AREA: 1218 sq ft (113.3 sq m) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, sections, 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 not be used as such for any proprietary purposes. The survey, reports and approvals shown hereon have not been inspected and the purchaser is to not rely on them as a basis for any claim.

Queen Margarets Road - 18789581  
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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