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

Guide Price £450,000

FOR SALE or TO LET - A Freehold 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

Freehold with vacant possession

or available to let at a commencing rent of £33,000 per annum

VIEWING

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

RATES

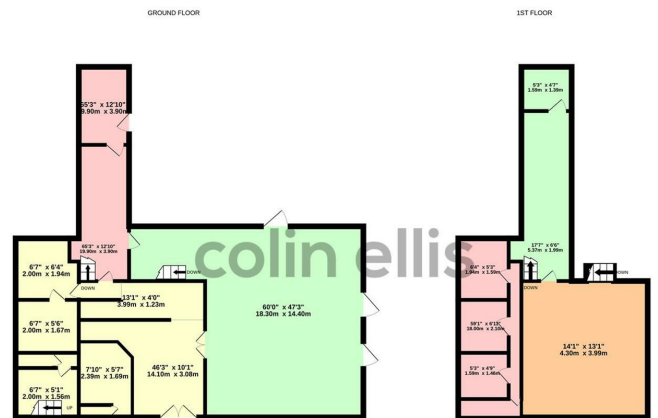
We believe the Business Rateable Value for the year April 2026 is £36,750 per annum.

LEGAL COSTS

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

OTHER

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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 plots, sections, areas and any other items are approximate and not guaranteed to meet for any legal purpose or requirement. This plan is for illustrative purposes only and should not be used as such for any legal purpose. The survey, reports and approvals shown have not been checked and the purchaser is to verify the accuracy of the information shown herein.
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Queen Margarets Road - 18753087

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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