



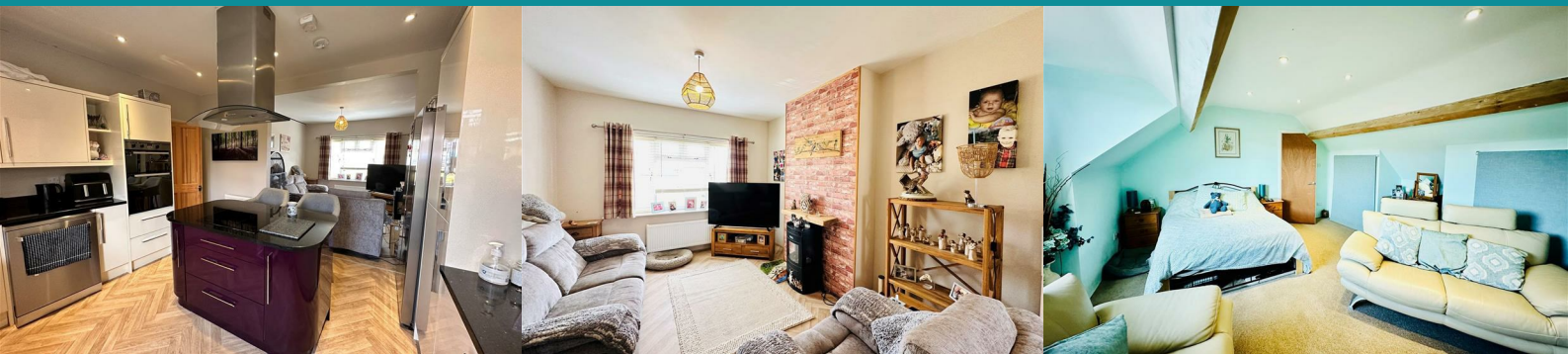
38 Newlands Park Drive

Newlands, Scarborough, YO12 6DJ

Guide Price £325,000

We are delighted to offer to the market this LAUNDRY & DRY CLEANERS WITH ACCOMMODATION ABOVE. Sited on the popular Newlands shopping centre which has parking, the property is ideally placed for passing trade and for existing customers. With a reception area, the majority of the ground floor is populated with all the equipment needed to provide dry cleaning, service washes and contract work for holiday accommodations amongst others. There is plenty of room also for the equipment and supplies needed for the second arm of the business which is contract cleaning. Above the commercial unit is a self contained 2 bedroom apartment set over 2 floors. This apartment when briefly described has kitchen/diner, lounge, roof garden, 2 bedrooms and bathroom. It also houses the boiler room which services the launderette.

Sold as a going concern, there is much to attract an owner occupier and we highly recommend a viewing.



Shop

Reception Area for customers

Commercial Laundry Area

Large space housing all equipment needed for the service washes, contract work, dry cleaning and house equipment for the cleaning services.

Rear access to the service road.

First Floor Maisonette

UPVC door from Newlands Park Drive and also access from the Launderette.

Landing

With radiator, overhead light and wall mounted thermostatic control. Understairs cupboard.

Kitchen/Diner

Range of wall, larder and base units with Granite worktop. Island unit with seating for 2, induction hob with extractor fan over and drawer and cupboards under. Stainless Steel 1.5 sink with etched draining board. Integrated double ovens and space for dishwasher and American Fridge/Freezer. Inset spotlights and laminate flooring. UPVC windows and customer sized door giving access to the roof garden. Wall mounted boiler servicing the apartment.

Lounge

With front facing UPVC window, overhead light, radiator and electric stove effect fire.

Bathroom

3 Piece suite with separate shower enclosure. Fully tiled walls and floor. Frosted UPVC window overlooking the side of the property.

Bedroom 2

Front facing room with UPVC window, overhead light and radiator

Boiler Room

Housing pressure tank, boilers and water tank for the commercial unit.

Second Floor

Stairs to the second floor.

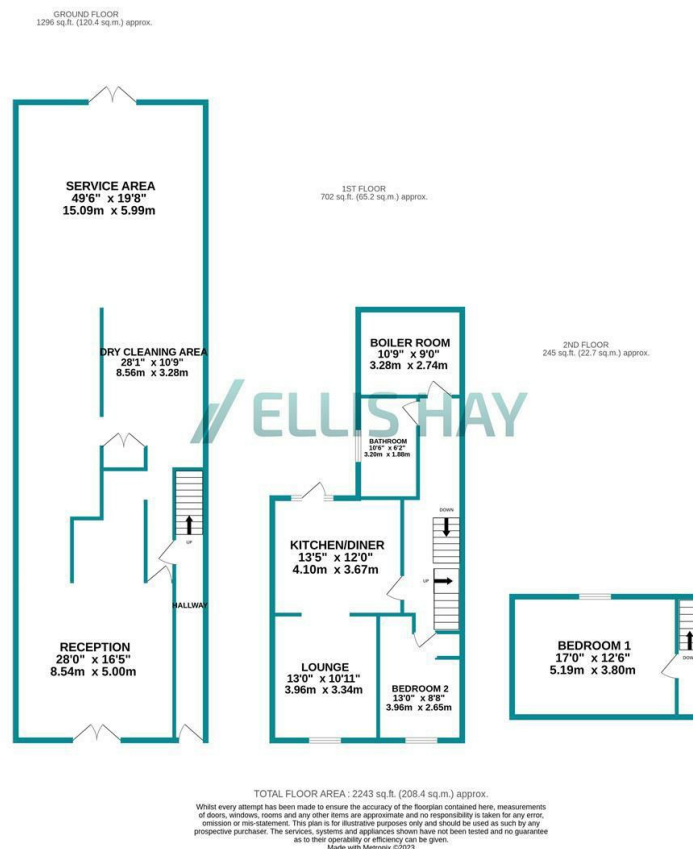
Bedroom 1

Double bedroom with space for living room furniture. Fitted storage in the eaves. Inset spotlights, radiator, exposed beam and UPVC window overlooking the rear.

Roof Garden

Accessed from the kitchen, the roof garden provides a seating area ideal to get away from the hustle and bustle of work.

Area Map



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