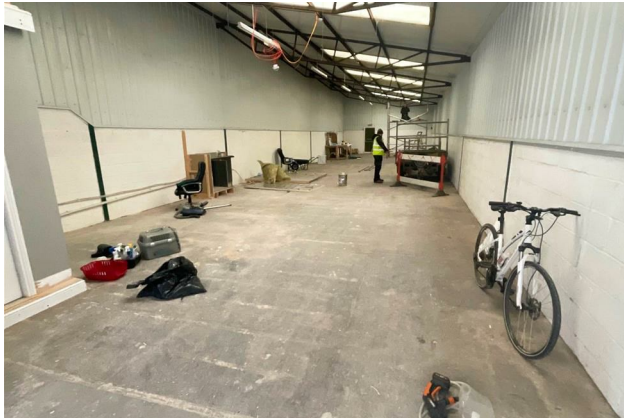




Unit 3 Betton Business Park, East Ayton, Scarborough YO13 9HT
£14,000 Per Annum

Unit 3 Betton Business Park, East Ayton, Scarborough YO13 9HT

TO LET | 2,500 sq ft Light Industrial / Warehouse premises on well maintained rural business park.



Location

The property lies close to the village of East Ayton which itself is located some 3½ miles to the West of Scarborough on the A170 trunk road.

Betton Business Park is located in easy reach of a wide range of village amenities and is readily accessible from all directions.

Description and Accommodation
Warehouse 108' 1" (32.95m) x 23' 7" (7.19m)

The property comprises an attached Warehouse / Workshop Unit of block work construction, clad externally with Profile Sheeting.

The property benefits from a height of 3.6m and has an entrance door which has a width of 3.5m.

Rateable Value
Rateable Value: £8,600

The property qualifies for 100% small business rates relief. Further details available on request.

EPC Band

Use

Warehouse / Light Industrial. No motor trade mechanics

Lease Term

The property is available on a new FRI Lease for a minimum 3 year term. A service charge of approximately 10% + VAT of the rent is also payable. Further details available on request.

Viewing

By appointment only via the Sole Letting Agents:

CPH Property Services
19 St. Thomas Street
Scarborough
North Yorkshire
YO11 1DY

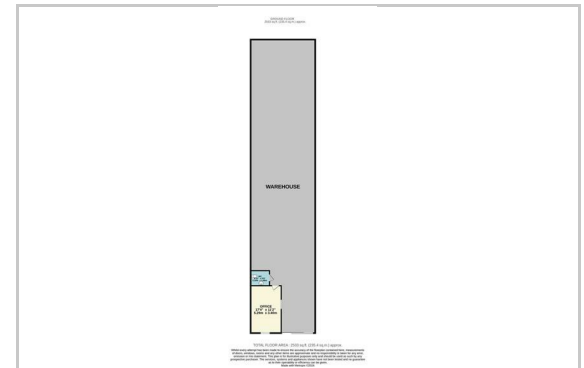
Contact: Joe Walker
Tel: 01723 352235
Email: joe@cphproperty.co.uk

Details Prepared:
02022024

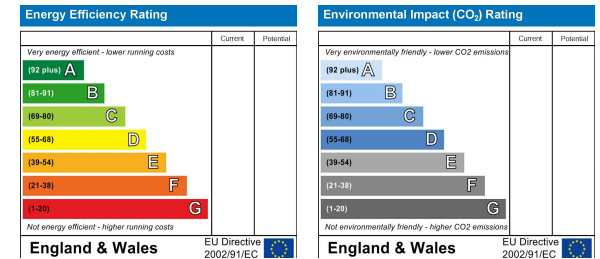
Area Map



Floor Plan



Energy Efficiency Graph



CPH Property Services
19 St. Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132