



Unit 1 Beaconsfield Street, Scarborough YO12 4EL

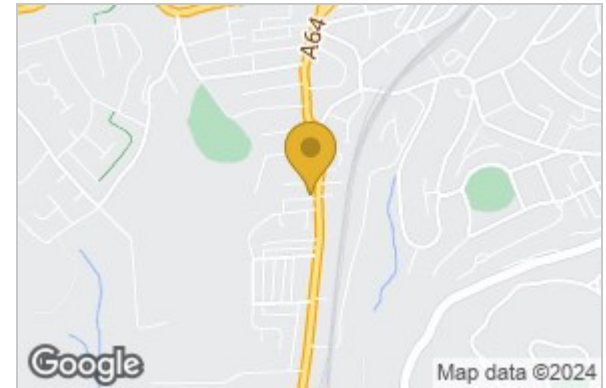
£8,400 Per Annum

**CPH**  
COMMERCIAL

# Unit 1 Beaconsfield Street, Scarborough YO12 4EL

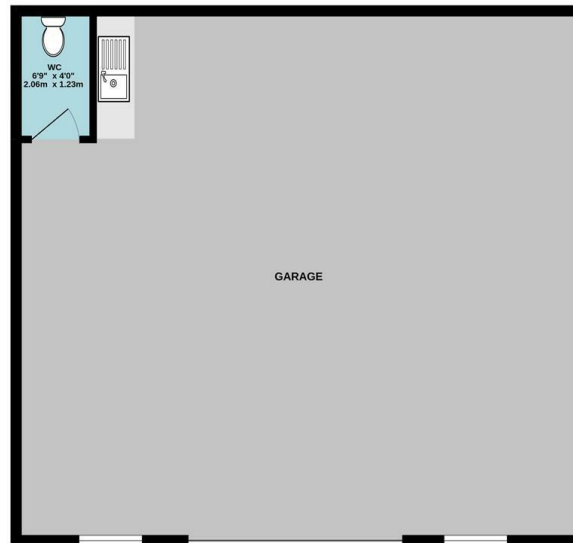
CPH bring to the market these former MECHANICS PREMISES lying on Beaconsfield Street, off Seamer Road, close to Scarborough's town centre. The unit is available for immediate occupation with a new lease to be granted for a minimum 3 year term on Internal Repairing and Insuring terms. The unit benefits from 100% SMALL BUSINESS RATES RELIEF. A deposit of £1500 will be payable upon signing the lease with the rent being payable monthly in advance. All enquires to CPH.

## Area Map

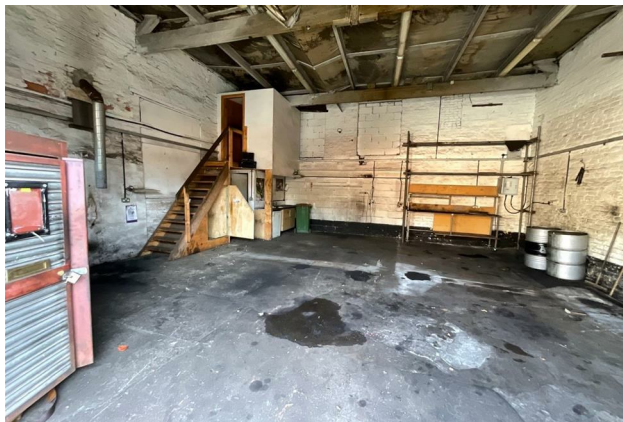


## Floor Plan

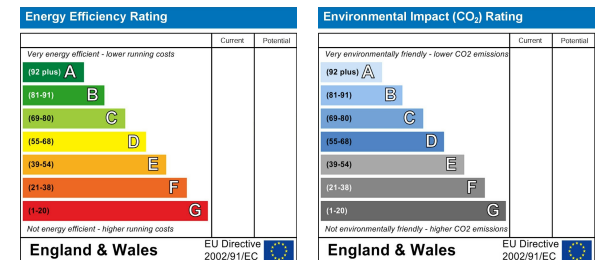
GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan concerned, measurements of floors, ceilings, doors and windows are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the particulars contained. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency at any time.  
Made with Mapbox ©2022



## Energy Efficiency Graph



CPH Property Services  
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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