



HIGH STREET PROPERTY / CLASS E

Albemarle Chambers, 91-91b Westborough, Scarborough



Price: Offers in the region of **£500,000**

Total Floor Area

8,251 Sq ft / 767 Sq M

**FOR
SALE**

Viewing strictly through the sole agent.

Barker Proudlove

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



Location:

Scarborough is a popular coastal town in North Yorkshire, approximately 40 miles North East of York and 49 miles south of Middlesbrough.

The property occupies a prominent corner position at the Western end of the pedestrianised section of Westborough, directly opposite the Brunswick Shopping Centre. Surrounding occupiers include Halifax Bank, Specsavers, Next and Yorkshire Building Society.

The Brunswick Centre is due to be redeveloped to provide a new leisure led scheme. The proposals include a cinema, food hall, restaurants and leisure operators.

Accommodation:

The imposing building is arranged over six floors. The ground floor is currently configured as four separate retail units. The upper floors are separately accessed via Albemarle Crescent and provides office accommodation.

The building presents an opportunity to redevelop the current configuration and upper floors for alternative uses, subject to the necessary planning consents.

The premises provides the following approximate net internal floor areas:-

91 Westborough:

Ground floor	324 sq ft	30.1 sq.m.
Basement	142 sq ft	13.2 sq.m.

91 A Westborough:

Ground Floor	258 sq ft	24.0 sq.m.
Basement	244 sq ft	22.7 sq.m.

91 B Westborough:

Ground Floor	223 sq ft	20.7 sq.m.
Basement	250 sq ft	23.2 sq.m.

2 Albemarle Crescent:

Ground Floor	523 sq ft	48.6 sq.m.
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Albemarle Chambers:

Ground floor	226 sq ft	21.0 sq.m.
Basement	910 sq ft	84.5 sq.m.
First Floor	1,330 sq ft	123.5 sq.m.
Second Floor	1,359 sq ft	126.3 sq.m.
Third Floor	1,320 sq ft	122.6 sq.m.
Fourth Floor	1,242 sq ft	115.4 sq.m.

Total:

Ground floor	1,554 sq ft *	144.4 sq.m.*
Basement	1,446 sq ft	134.3 sq.m.
First Floor	1,330 sq ft	123.6 sq.m.
Second Floor	1,359 sq ft	126.3 sq.m.
Third Floor	1,320 sq ft	122.6 sq.m.
Fourth Floor	1,242 sq ft	115.4 sq.m.

*There is scope to amalgamate the ground floor of the building (subject to planning) and create a separate entrance to the upper floors, which would provide a single ground floor unit of approximately 2,000 sq ft. Indicative floor plans are available on request.

Tenure:

Freehold

Sale Price:

Offers are invited in the region of £500,000

Business Rates:

The premises currently has the following Rateable Values:-

- 91 Westborough - £11,200
- 91a Westborough - £10,000
- 91b Westborough - £10,000
- 2 Albermarle Crescent - £10,000
- Albermarle Chambers - £30,500

The Rateable Value for each hereditament has been set out above. The total Rateable Value for the whole property is £71,750.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is available on request.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

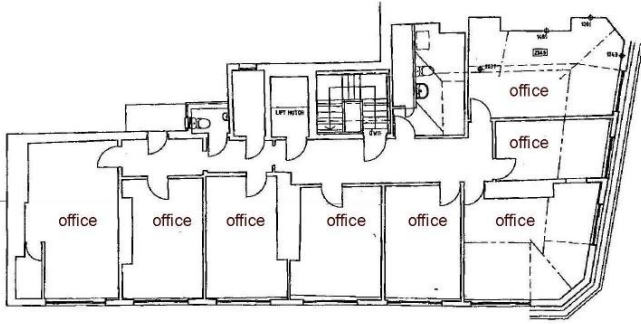
November 2023

91-91b Westborough & Albermarle Crescent, Scarborough

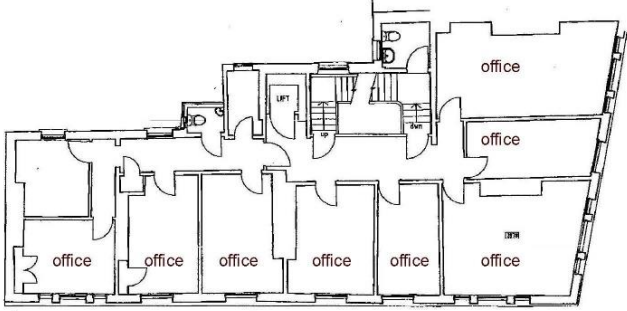


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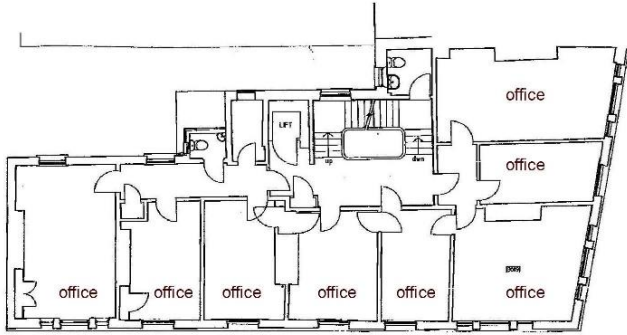
Plotted Scale - 1:1,250



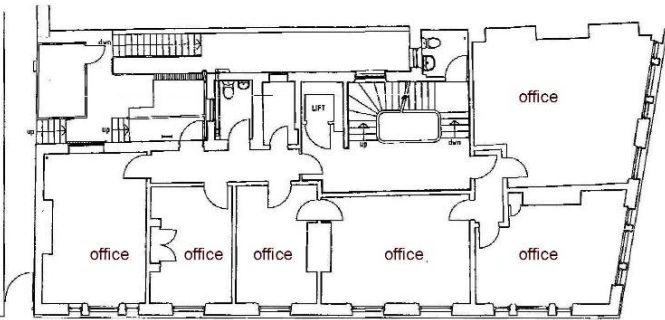
fourth floor layout



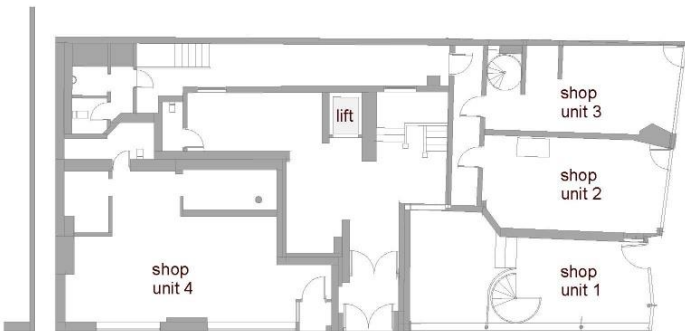
third floor layout



second floor layout



first floor layout



ground floor layout



lower ground floor

existing floor layouts - scale 1:200

