



37 Stepney Road, Scarborough, YO12 5BN
Price Guide £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPOSING BUILDING - FORMERLY A SUCCESSFUL SCHOOL
- COMPRISING OVER TWO FLOORS WITH TEN CLASSROOMS/OFFICES
- GREAT COMMERCIAL OPPORUNITY OR POTENTIAL FOR RESIDENTIAL/HMO (S.T.P)
- GENEROUS LAWNED GARDENS WITH RAISED PAVING AREAS
- POPULAR STEPNEY/FALSGRAVE LOCATION WITHIN SCARBOROUGH
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market Cheswold Hall which is a **SUBSTANTIAL PROPERTY** which has been utilised until recently as a commercial premises (language school) and with the necessary planning and permissions, could be converted into a residential property or to be converted into a HMO (previous planning permission granted). The property is currently arranged into TEN classrooms/offices, kitchen facility, WCs, a basement and a spacious garden with patio area and access via either side of the property. A fantastic opportunity to acquire a substantial, versatile property with **NO ONWARD CHAIN**.

The property comprises on the ground floor; arched porchway, lobby into a generous central hallway featuring an attractive staircase and balustrade, dual aspect bay windowed classroom, office with box bay window to the side, a recently installed music room with soundproofing, a classroom with bay window to the front, newly fitted kitchen space, a further classroom, men's toilets with two WCs and women's toilets with three WCs. The first floor comprises; spacious landing with doors into four sizeable classrooms and an office/second staff room. Externally, to the front of the property offers a generous garden complete with lawn and raised patio areas enclosed by walled and fenced boundaries. To the rear of the property there are stairs leading down to a cellar space. The property also benefits from access onto Stepney Road and Stepney Avenue.



Being located in the popular Stepney/Falsgrave area of Scarborough and affords excellent access to a wide range of amenities most notably a choice of popular junior and secondary schools, Scarborough Hospital, eateries and travel links being nearby to the A64 and the A171. Within the Town lies two popular beaches (North and South Bay), Open Air Theatre and is an established commercial, tourist and retail centre. Also within proximity is the North York Moors National Park ideal for outdoor activities.



ACCOMMODATION

GROUND FLOOR

Classroom One - 6.3m max into bay x 4.8m
Classroom Two - 5.8m max into bay x 5.5m
Sound Room - 3.5m max x 3.5m max
Classroom Three - 4.9m max x 3.2m max
Kitchen - 2.3m x 2.0m
Men's WC - 3.6m x 1.9m
Women's WC 4.9m max x 3.3m max
Office - 4.9m max x 3.3m max

FIRST FLOOR

Classroom Four - 6.4m max into bay x 4.5m max
Office - 3.6m x 2.8m
Classroom Five - 5.4m max x 4.5m max
Classroom Six - 4.9m x 4.7m
Classroom Seven - 4.6m x 4.3m

OTHER

Rateable Value - £11,250 at the time of writing (Valuation Office Agency) and therefore qualifies for small business rates relief.

Energy Performance Certificate - Non Domestic Business EPC which is a Band D (78).

Details Prepared/Ref - TLPF/260424



Interested? Get in touch:

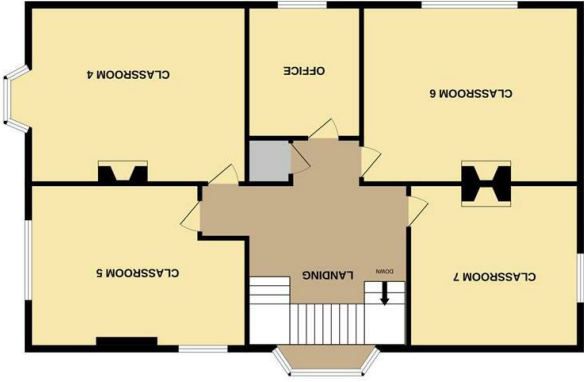
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CPH

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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