





3 St. Martins Square

Scarborough, Scarborough

- LOCATED ON SCARBOROUGH'S SOUTH CLIFF
- KITCHENETTE AND WC
- A1 USAGE - SHOP/GENERAL RETAIL
- GROUND FLOOR COMMERCIAL UNIT

CPH Estate Agents are delighted to offer to the market this FREEHOLD GROUND FLOOR COMMERCIAL UNIT which is just off of RAMSHILL ROAD on the SOUTH SIDE of Scarborough. The property occupies a great setting and is currently utilised as a SALES FLOOR/WORKSHOP and benefits from a SIZEABLE DISPLAY WINDOW to the front aspect.

The property briefly comprises on the ground floor of an entrance door leading into the shop floor with sizeable front display window and there is an opening into the work shop area with storage shelving and access to WC. To the rear of the unit lies a good sized kitchenette with further storage.

It is understood that the unit qualifies for business rates relief having a rateable value of £3,500 as of March 2023 to present (voa.gov.uk) and therefore qualifies for small business rates relief.

Tenure:

We have been advised by the Vendor(s) that the property is Freehold with an in house maintenance agreement in place. We advise that all matters in relation to the tenure, maintenance and restrictions are clarified with a solicitor.

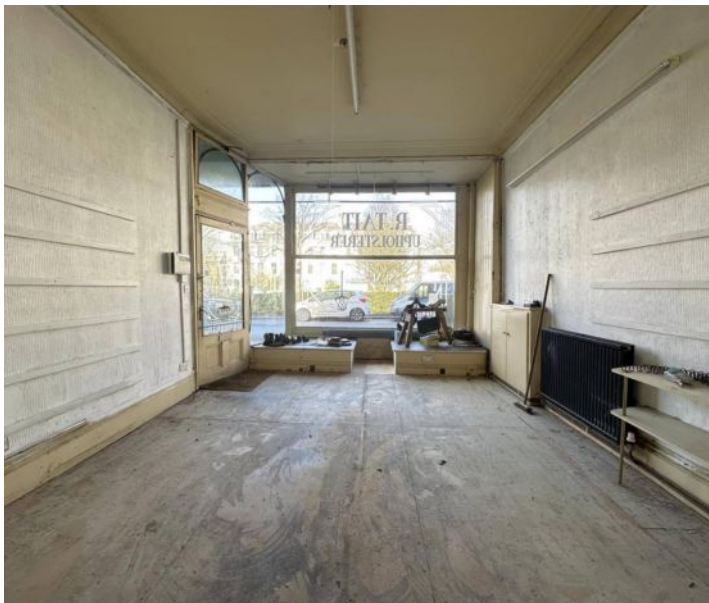
EPC:

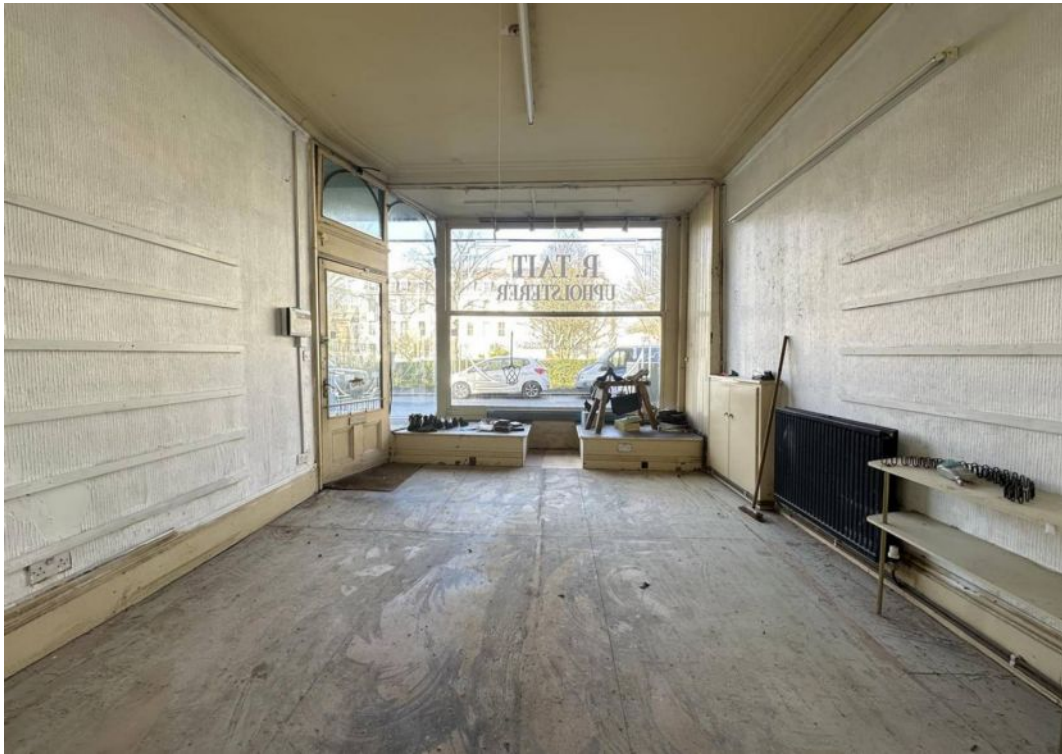
112 E

Council Tax band: TBD

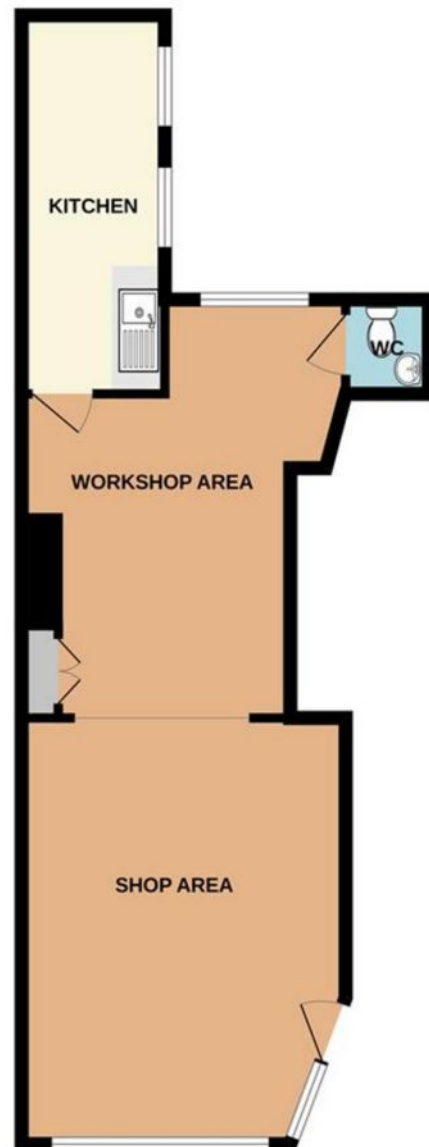
EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G





GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.

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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Interested?

Contact our friendly team today
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With you every step of the way



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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