



colin ellis

**Queen Margarets Road,
Scarborough, YO11 2YH**

Guide Price £1,220,000

We are delighted to be able to offer to the market, 10 newly built light industrial/ warehouse units that are well positioned on the established Queen Margaret's industrial estate, which is between the A64 and A165 and offer convenient access across all areas of Scarborough town.

The units have been built to a very high standard with sizes ranging from 77.72 sqm (836 sq ft) - 152 sqm (1,645 sq ft) and have been used lightly by the current vendor for their business. They is an excellent opportunity for an owner occupier, or a speculative investor to manage the site and generate a gross rental income in the regions of, £100,000 per annum.

LOCATION

The units are located approximately 1.25 miles south of Scarborough town centre and are set within a well established industrial estate that is conveniently positioned to allow easy access to the A171 Seamer Road or A165 Filey Road. Near by occupiers include JT Atkinson builders merchants, Electric Center, Johnstones Decorator centre and City Electrical Factors CEF.

THE UNITS

The units are of steel portal frame construction and clad with insulated sheets to the elevations and roof. They have been completed to a very high standard and include 5.5m high electric roller shutters along with high speed internet and VOIP installed to each unit.

Each unit has kitchen and WC facilities to the rear.

The site benefits from a number of car parking spaces and is well protected with metal palisade fencing along the boundaries.

UNIT 2 & 3

14.6 x 14.1 (47'10" x 46'3")

This is currently occupied by the owner for their own business use and is set up with pedestrian doors into a trade counter / showroom with offices to the back. There is also a door leading into Unit 2 where there is also a kitchen and WC.

Mezzanine floor level 14.4m x 13 m and includes a store room

UNIT 4

7.3 x 14.1 (23'11" x 46'3")



UNIT 5

7.2 x 10.7 (23'7" x 35'1")

UNIT 6

7.2 x 10.7 (23'7" x 35'1")

UNIT 7

7.2 x 10.7 (23'7" x 35'1")

UNIT 8

7.2 x 10.7 (23'7" x 35'1")

UNIT 9

7.2 x 10.7 (23'7" x 35'1")

UNIT 10

7.2 x 10.7 (23'7" x 35'1")

UNIT 11

7.2 x 10.7 (23'7" x 35'1")

TENURE

Freehold and can be sold with vacant possession.

VIEWING

Strictly via sole agents, Colin Ellis Property Services on 01723 363565

GUIDE PRICE

We are offering the whole site for £1,220,000 million with vacant possession.

We are also offering Units 5 - 11 to let at £9,600 each, per annum exclusive of rates and services on a new Landlord & Tenant Act lease with terms of either 3 or 5 years.

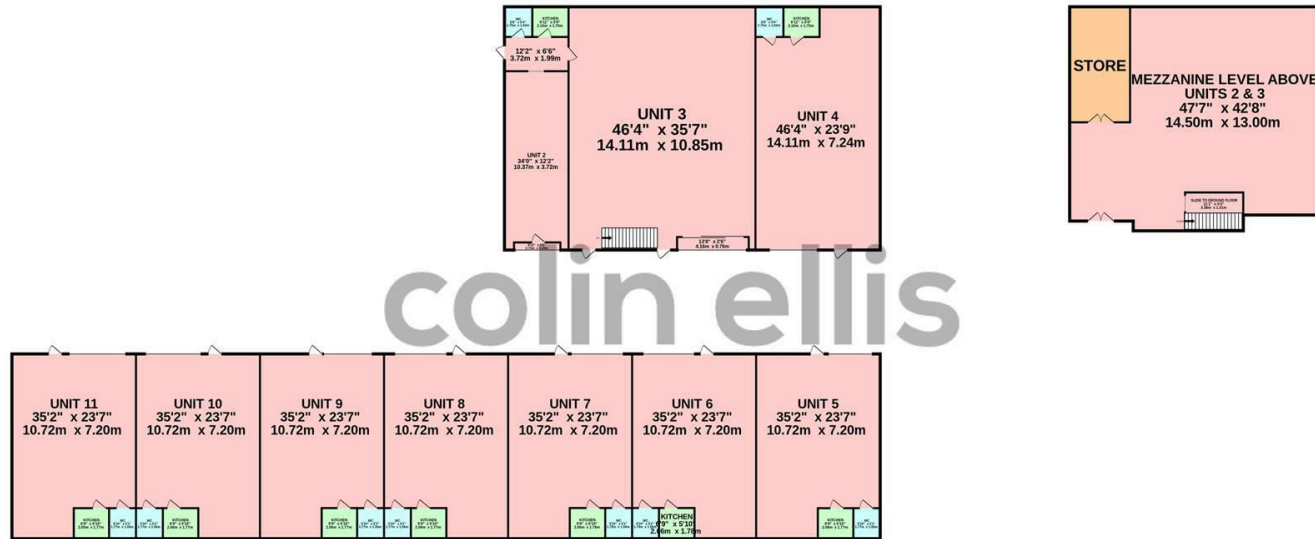
NOTES

Northern Gas Network have a right of way across the site at all times.



GROUND FLOOR
9126 sq.ft. (847.8 sq.m.) approx.

1ST FLOOR
1962 sq.ft. (182.3 sq.m.) approx.



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TOTAL FLOOR AREA : 11088 sq.ft. (1030.1 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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Queen Margarets Road - 18600135
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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