



2nd Floor Commercial Unit 32, St Nicholas St, Scarborough, YO11

£375 PCM

- NEWLY REFURBISHED
- TOWN CENTER LOCATION
- TWO LARGE ROOMS
- AVAILABLE NOW
- LONG TERM LET
- BRIGHT AND AIRY



Hallway
4'11" x 5'6"
1.50 x 1.68 m

Landing
5'4" x 5'10"
1.65 x 1.80 m

15'7" x 12'11"
4.75 x 3.96 m

24'5" x 18'7"
7.46 x 5.68 m

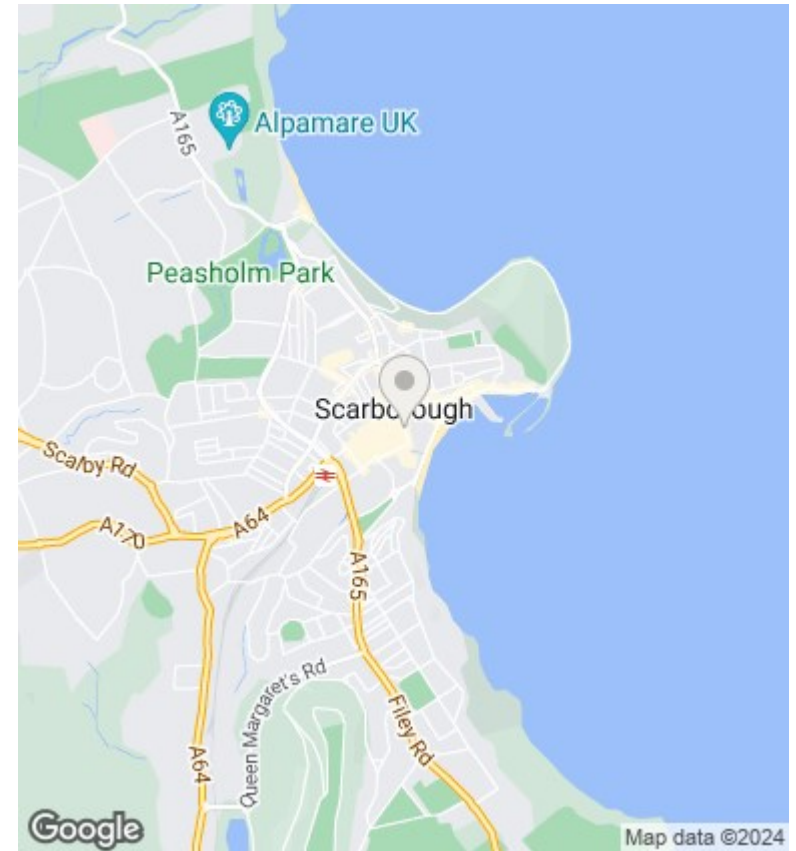
Approximate total area*
727.77 ft²
67.61 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 2



Directions

Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

Council Tax Band

Exempt

EPC Rating:

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