



## 6 Harcourt Place, Scarborough, YO11 2EP

Offers In The Region Of £169,950

- High foot fall area
- Large basement area
- Retail
- Investment opportunity
- Adaptable
- Large Shop Floor
- Dual Entrance
- No Onward Chain
- Prime Retail location

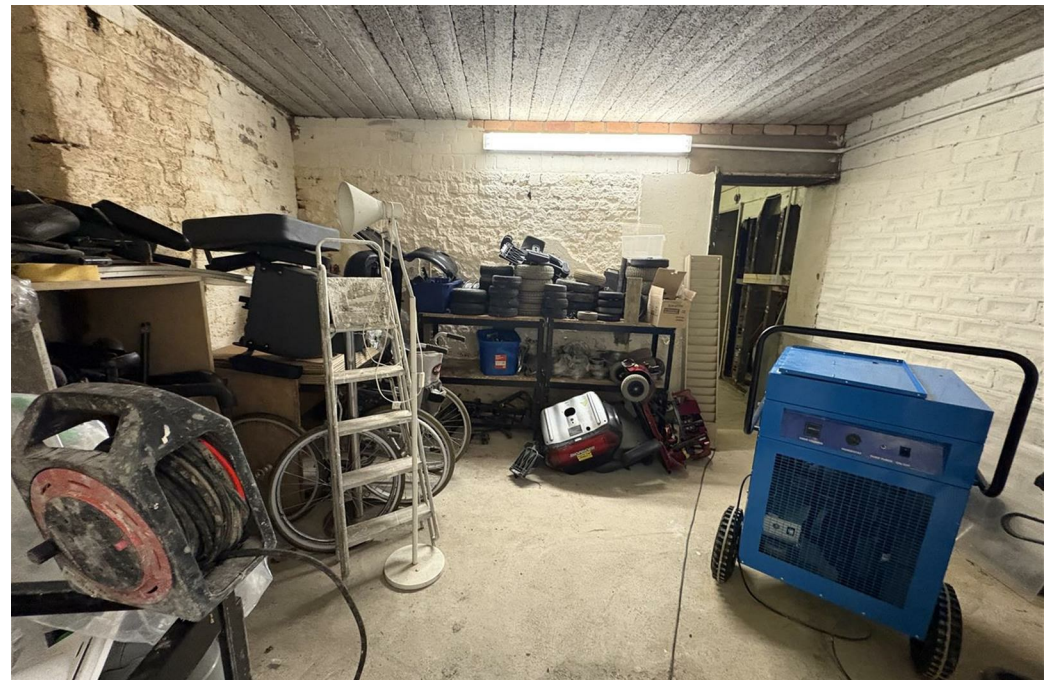


## 6 Harcourt Place, Scarborough YO11 2EP

An exciting opportunity to acquire a versatile commercial property located at 6 Harcourt Place, Scarborough. This prominently positioned ground floor retail unit is currently trading as a mobility shop and benefits from excellent visibility in a central location, ideal for attracting both local and tourist footfall. The property is arranged over two floors, comprising a spacious ground floor sales area and a substantial basement offering flexible space suitable for storage, workshops, or additional business use. This flexibility makes the property ideal for a wide range of retail or professional service uses.



Council Tax Band:





### Location

6 Harcourt Place is situated just outside Scarborough Town Centre, offering close proximity to the town's main commercial districts including Westborough and Newborough. It lies within walking distance of Scarborough Railway Station, which provides direct links to York and connections to the East Coast mainline. Scarborough is a well-known coastal resort town with a population of approximately 63,000 and a large seasonal visitor population.

### Description

The property comprises a 2-storey commercial unit of traditional brick construction with a large display window fronting Harcourt Place. Internally, the ground floor is configured as a customer-facing retail space with an open-plan layout. The basement level is spacious and practical, with potential for a wide variety of uses including storage, stockroom, office, or treatment areas, subject to requirements. The premises are well maintained and ready for continued business use.

### Outside

The property enjoys a street frontage in a well-established area and is close to multiple public parking facilities. There is ample on-street parking available nearby.

### Services

The property benefits from connection to mains water, electric, and drainage.

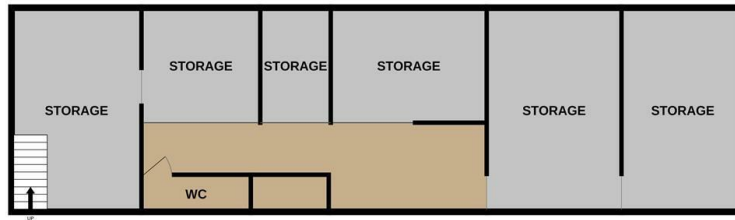
### Business Rates

According to the Valuation Office Agency (2023 list), the current rateable value is £4,000. Prospective purchasers are advised to make their own enquiries regarding any applicable business rates or reliefs.

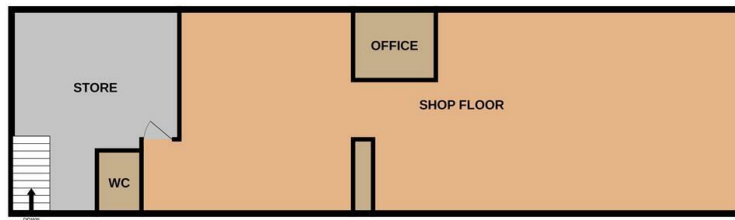
This property offers excellent potential for owner-occupiers or investors seeking a well-located and adaptable commercial space in one of North Yorkshire's most popular towns.



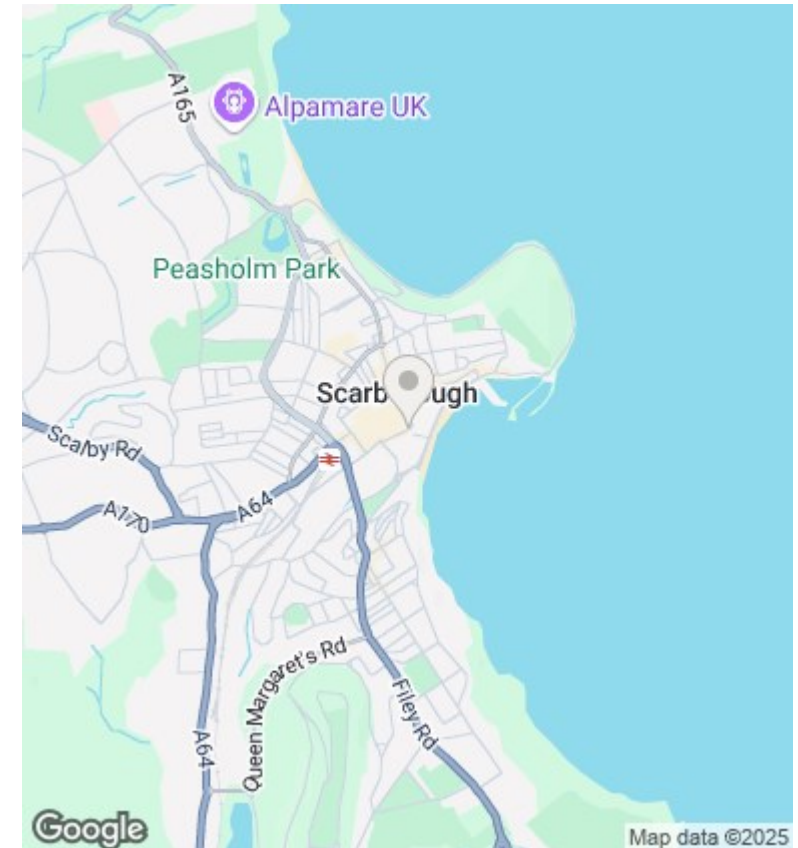
BASEMENT  
108.5 sq.m. (1168 sq.ft.) approx.



1ST FLOOR  
108.5 sq.m. (1168 sq.ft.) approx.



TOTAL FLOOR AREA: 217.0 sq.m. (2336 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Directions

## Viewings

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

## Council Tax Band

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