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**Marlborough Street,**  
Scarborough, YO12 7HG

**Guide Price £300,000**

A large storey building situated towards Scarborough Old Town and the main Town Centre. Currently arranged as various warehouse space the building has planning permission passed in October 2005 for the demolition and redevelopment to create 16 self-contained flats with lower ground floor car parking, decision notice 05/02137/FL. This has expired and advice from Scarborough Borough Council planning department should be obtained prior to commitment to purchase.

## LOCATION

The site is situated on Marlborough Street which is close to the Old Town and the main Town Centre. From Scarborough Railway Station turn onto Northway, at the traffic lights turn right onto Victoria Road and proceed straight onto Castle Road. At the roundabout proceed straight ahead on Castle Road and then take your first turning left onto Marlborough Street with the building situated on the corner on the right hand side.

## THE BUILDING

Currently arranged as a 3 storey workshop / warehouse the building is divided into 3 separate letting units with approximately 4,800 sq ft across each floor:

The building is ideal for renovation / re-development and could remain in its current arrangement until future development:

The previous planning permission can be viewed on the local authority planning portal using the reference Decision No 05/02137/FL

## TENURE

Freehold

## FULL DESCRIPTION

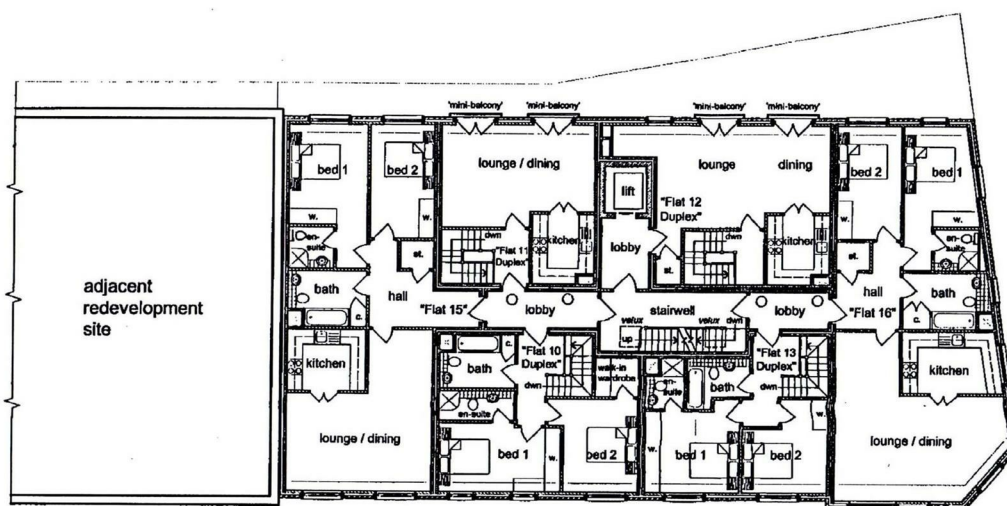
A large storey building situated towards Scarborough Old Town and the main Town Centre. Currently arranged as various warehouse space the building has planning permission passed in October 2005 for the demolition and redevelopment to create 16 self-contained flats with lower ground floor car parking, decision notice 05/0237/FL. This has expired and advice from Scarborough Borough Council planning department should be obtained prior to commitment to purchase.

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## PLANNING

The previous planning application can be viewed on the local authority planning portal using the reference Decision No: 05/02137/FL



Marlborough Street - 18571807

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.



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