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**38 - 40 Seamer Road Corner, Rent - £16,000 Per Annum
Scarborough, YO12 5BA**

A very prominent L-shaped lock up commercial unit with a vast frontage that would suit a variety of uses. The ground floor retail space equates to approximately. 117 Sqm (1,259 Sq. ft) and includes office, store and W.C facilities with the first floor area of approximately 106.2 Sqm (1143 Sq.ft). We are offering this unit as a whole and is available with a new Landlord and Tenant Act lease direct from the Landlord.

LOCATION

Prominently situated towards the junction with Falsgrave Road this commercial unit benefits from vast passing traffic and would make a prime shop window for any business, with additional offices on the first floor.

TERMS

TENURE: Leasehold with new Landlord & Tenant Act lease available with terms to be agreed.

RENT: Commencing rent of £16,000 per annum

VIEWING

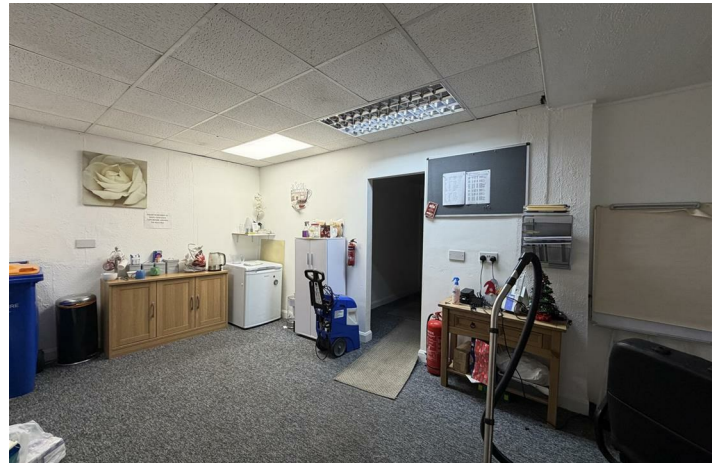
Strictly via sole agents Colin Ellis Property Services on 01723 363565

RATES

BUSINESS RATEABLE VALUE

As of April 2026 the unit will have Business Rateable Value of £11,000 per annum with the upper floor awaiting reassessment.

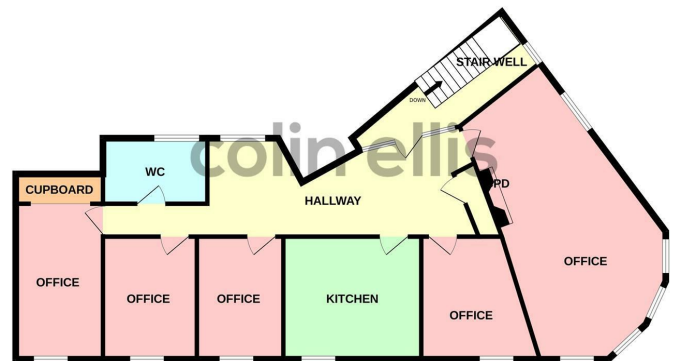
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GROUND FLOOR



1ST FLOOR



Seamer Road Corner - 18010594

Length of Tenancy - Please contact office for further information

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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