



3D Visual 1 - Birdseye Facing East - As existing



3D Visual 2 - Birdseye of rear - As existing



# colin ellis

## St Nicholas Street, Scarborough, YO11 2HF

Situated on St Nicholas Street, this substantial freehold property offers a unique opportunity for both investors and developers. Spanning across four floors and dating back to 1800, the building boasts a rich history and significant potential for redevelopment.

The building previously operated as a bar, it retains a certain charm that could be revitalised with the right vision. The location is ideal, situated in a bustling town centre, which enhances its appeal for mixed-use development.

Plans have already been prepared for the conversion of the upper floors into eleven self-contained flats, (subject to planning) but could be redeveloped with other configurations.

Whether you are seeking a project to transform or a strategic investment, this property on St Nicholas Street is a rare find that combines historical significance with modern possibilities. Do not miss the chance to explore the potential that this property holds.



**Guide Price £400,000**



## LOCATION

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year.

These premises are situated on St Nicholas Street which is just off the pedestrianised shopping precinct of Westborough and benefits from all year round passing trade.

## THE BUILDING

A substantial five storey building situated in the main town centre that has previously been operating as a bar. The building has now been stripped back and is ready for repurposing. Extensive plans have been drawn up that include potential for a large retail / restaurant space on the ground floor with a conversion / development of the upper floors into a block of self contained flats. The rear benefits from having sea views across the south bay from the upper floor levels.

## TENURE

Freehold with vacant possession

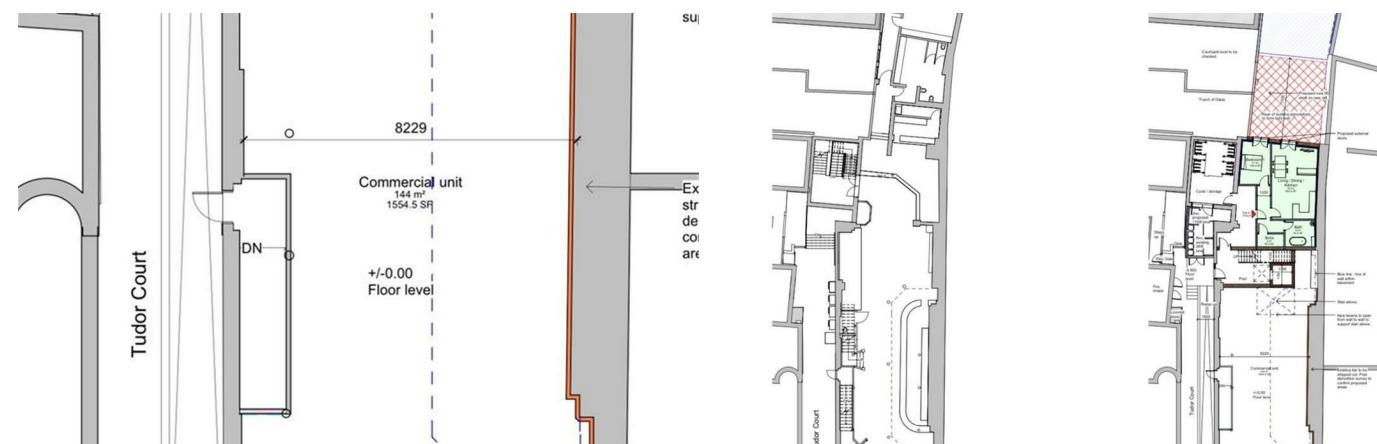
## GUIDE PRICE

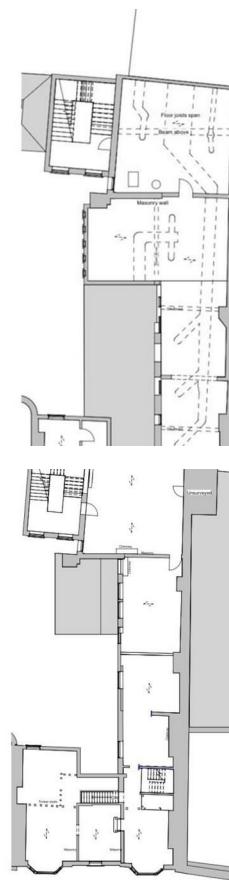
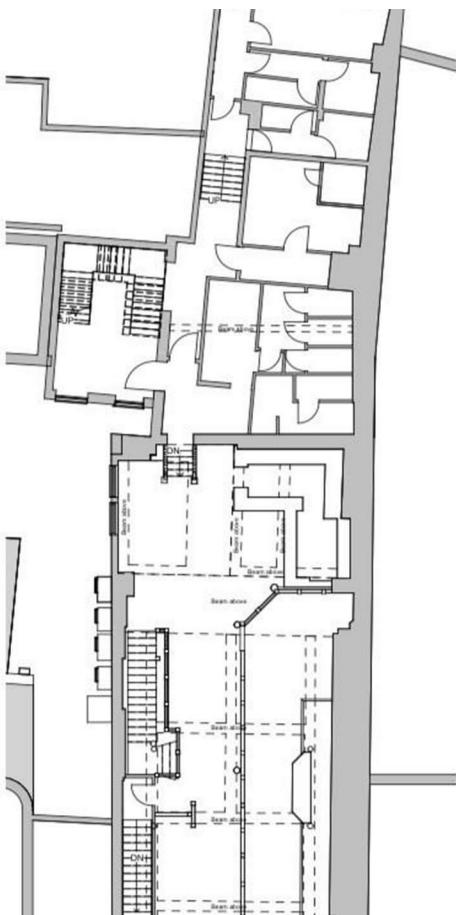
Available with a guide price of £400,000.

## VIEWING

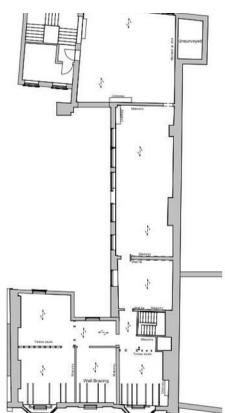
Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

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03 Existing Third Floor



03 Proposed Third Floor Middle (RETAINED)

**St Nicholas Street - 18778383**

**Council Tax Band -**

**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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