



colin ellis

## Seamer Road, Scarborough, YO12 4DT

Guide Price £235,000

Located on Seamer Road in Scarborough, this substantial Community Arts Centre presents an exceptional opportunity for prospective buyers. Spanning nearly 3,000 square feet, this versatile building is currently operating as a community Arts and Crafts centre, making it an ideal space for various business ventures or community-focused initiatives.

The property boasts a range of well-appointed rooms, including a welcoming café that serves as a perfect gathering spot for locals and visitors alike. Additionally, there is a dedicated pottery room, which adds a unique touch and opens up possibilities for creative workshops or classes. The layout of the building is designed to accommodate a variety of uses, making it suitable for both commercial enterprises and community activities.

Offered for freehold sale with vacant possession, this property allows for the potential to make a meaningful impact within the community. With its prime location and ample space, this building is ready to be transformed to meet the needs of its new owner. Whether you are looking to expand your business or create a vibrant community hub, this property on Seamer Road is a remarkable find that should not be overlooked.

## THE BUILDING

This detached building is prominently situated on Seamer Road in Scarborough and has been used as a community Arts and Craft centre for a number of years but may suit alternative uses, subject to contract.

## TENURE

The property is being sold with vacant possession and no onward chain.

## VIEWING

Strictly by appointment with joint agents, Colin Ellis Property Services on 01723363565

## GUIDE PRICE

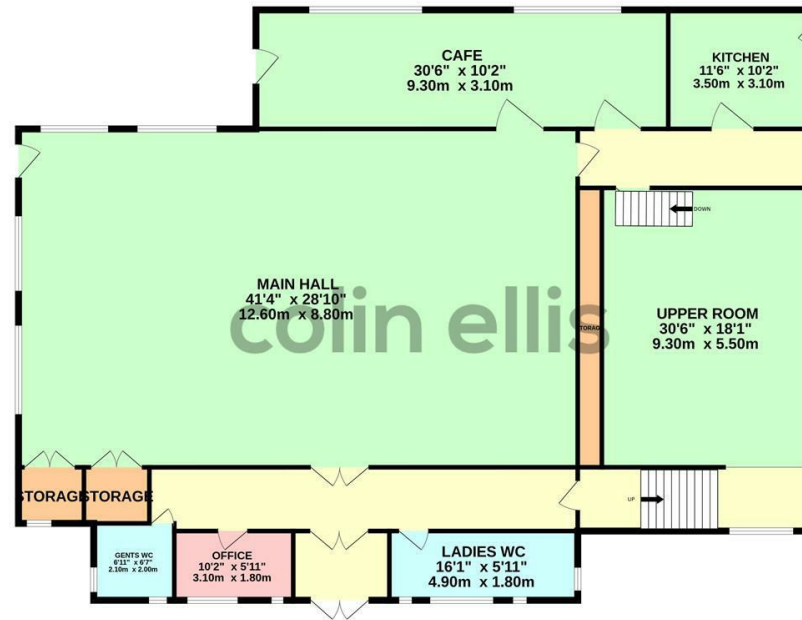
Offers invited on the guide price of £235,000

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2005

Seamer Road - 18748249

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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