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Hopper Hill Road, Scarborough, YO11 3YS

Guide Price £1,800,000

A substantial industrial unit available on either a FREEHOLD or LEASEHOLD basis, offering an excellent opportunity for occupiers, investors and owner-occupiers in an established Scarborough location.

Lakeside House occupies a prominent position on Hopper Hill Road, Eastfield, to the south of Scarborough. The property presents a versatile opportunity for a business seeking substantial premises. With a gross floor area of 3,098 sqm (33,347 sq.ft) which includes offices and ancillary staff accommodation. The unit has the benefit of an overhead crane and includes four full height roller shutters.

The unit stands within its own extensive grounds and includes ample parking for staff and visitors.

The property is available on either a leasehold basis at £150,000 per annum or for freehold acquisition at £1,800,000.

LOCATION

Situated in the established Scarborough Business Park the unit offers convenient access to road and rail networks

THE BUILDING

Constructed in circa 2000 the unit would make ideal Head Office accommodation with a welcoming reception area and a range of offices on the ground floor and first floor.

TENURE

Available Freehold with vacant possession or Leasehold with a new Landlord & Tenant Act lease with terms to be agreed.

TERMS

Freehold guide price £1,800,000

Leasehold £150,000 per annum exclusive

RATEABLE VALUE

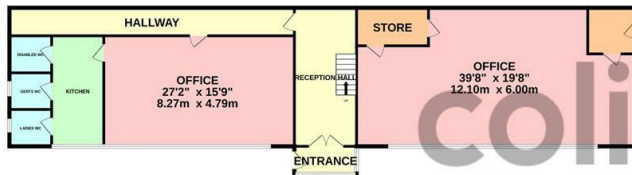
From enquiries to the VOA website we believe the current business rateable value to be £137,000 per annum.

VIEWING

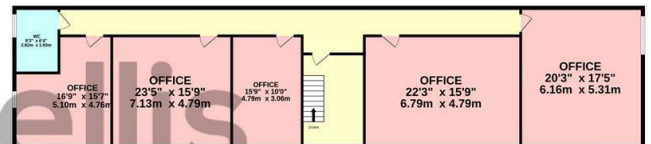
Strictly via sole agents, Colin Ellis Property Services on 01723 363565

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GROUND FLOOR



1ST 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 mis-statement. 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.
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Hopper Hill Road - 18835230

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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