



24 Seamer Road, Scarborough, YO12 4DT

Guide Price £235,000

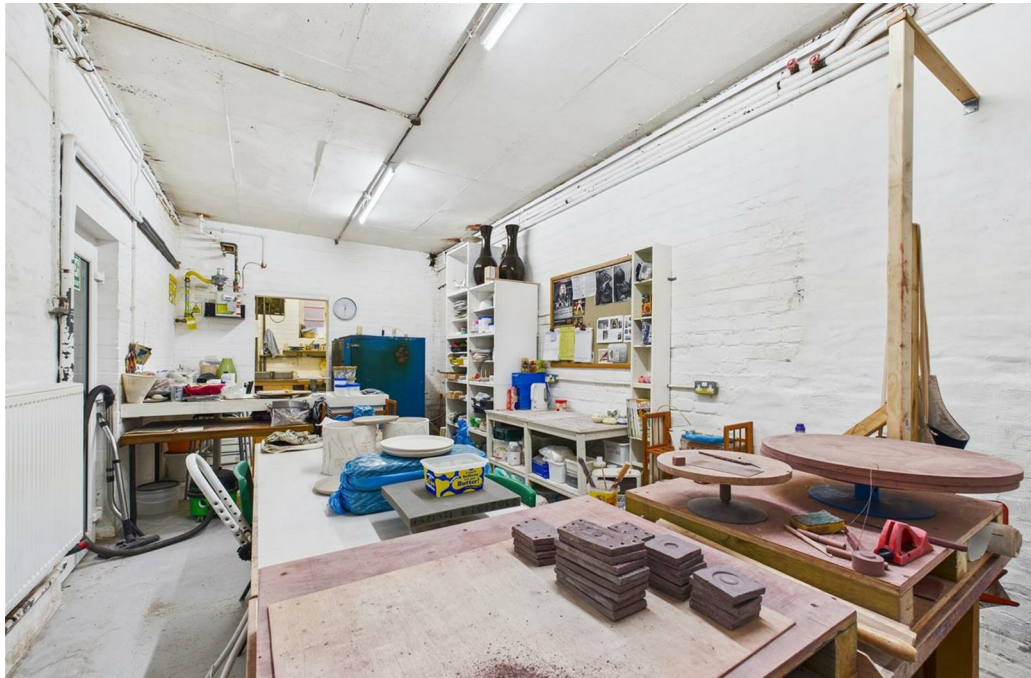
- *Prominent position on Seamer Road*
- *Substantial brick-built property*
- *Large central hall suitable for events*
- *Flexible internal layout*
- *Separate meeting room*
- *Workshop space*
- *Strong surrounding residential catchment*
- *Excellent accessibility*
- *Adaptable accommodation*

24 Seamer Road, Scarborough YO12 4DT

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.



Council Tax Band: Exempt



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.

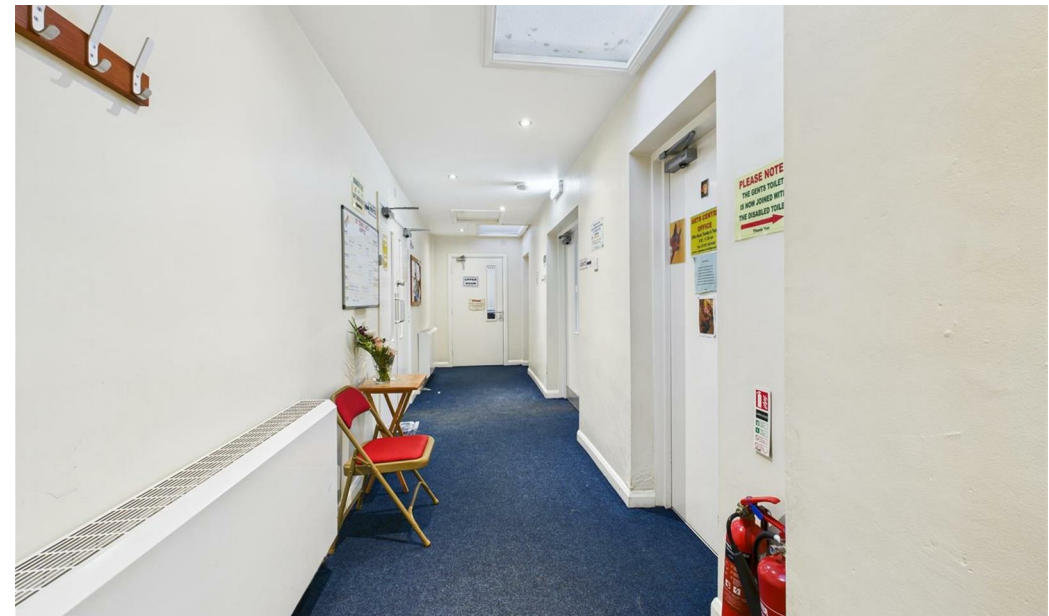
Offered for freehold sale with vacant possession, this property allows for the potential to make a meaningful impact within the community. With its prime location and ample space, this building is ready to be transformed to meet the needs of its new owner. Whether you are looking to expand your business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

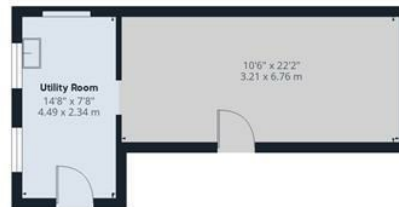
The Building - This detached building is prominently situated on Seamer Road in Scarborough and has been used as a community Arts and Craft centre for a number of years but may suit alternative uses, subject to contract.

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

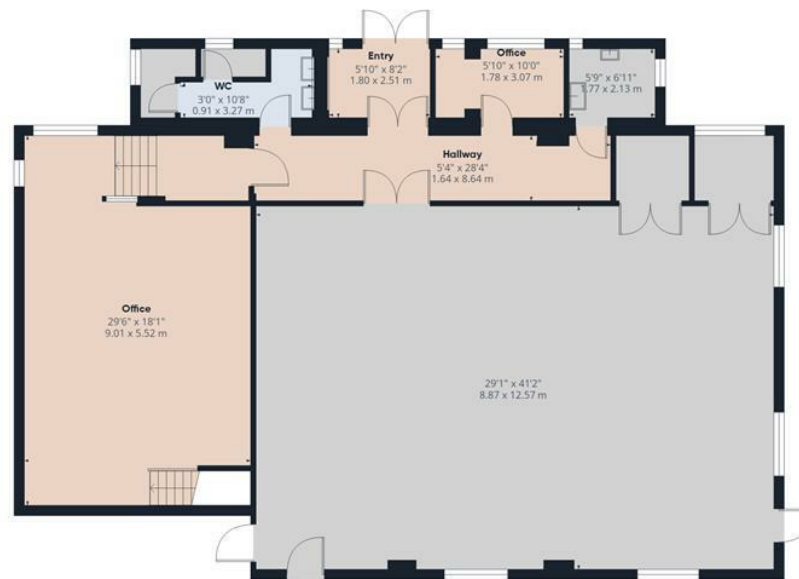
Viewing - Strictly by appointment with joint agents, Andrew Cowen

Guide Price - Offers invited on the guide price of £235,000





Floor 0



Floor 1



Approximate total area⁽¹⁾

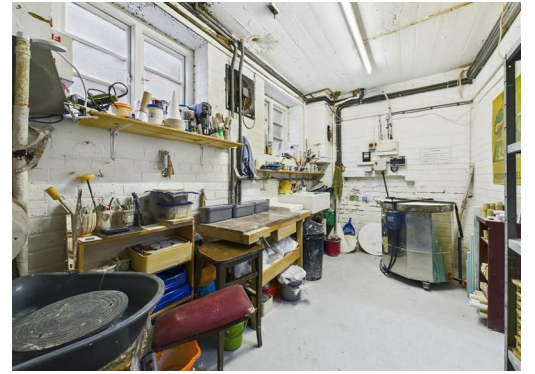
2512 ft²

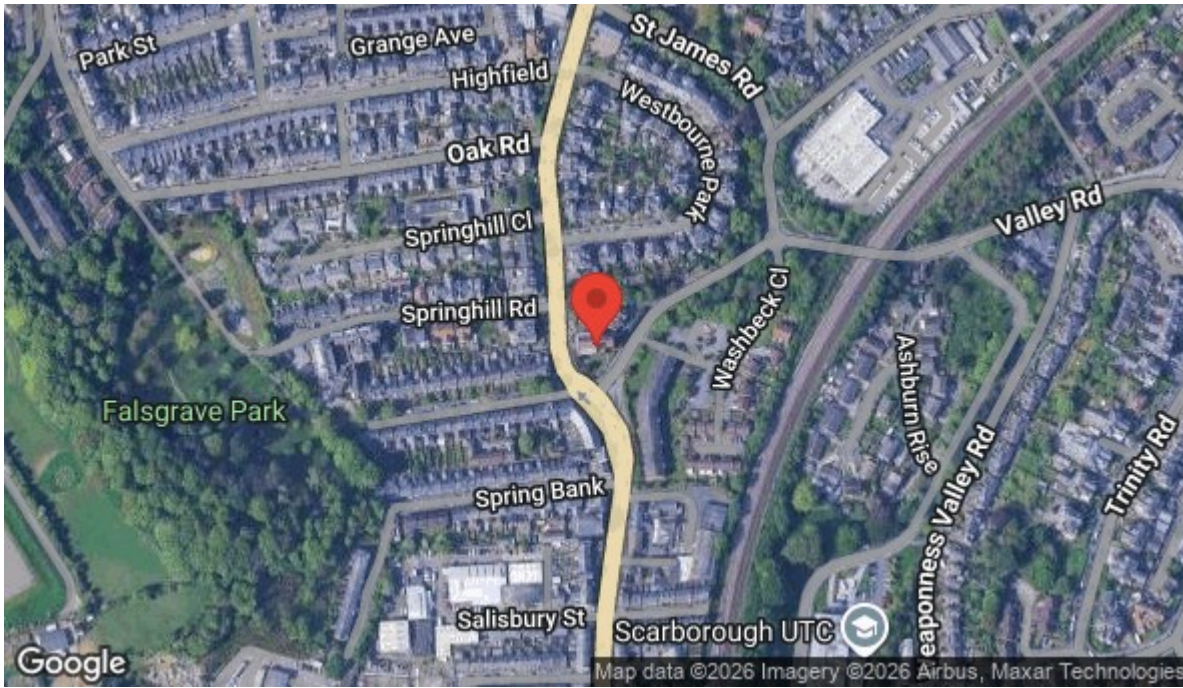
233.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

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