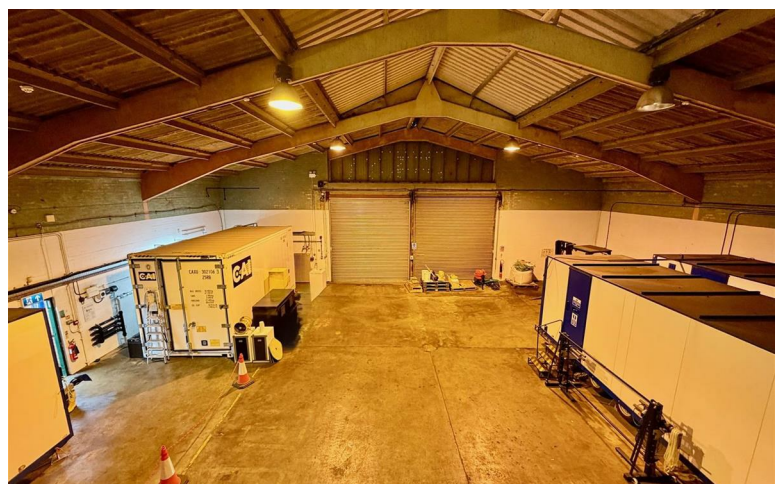




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your trusted property experts

**Queen Margarets Road,
Scarborough, YO11 2YH**

Rent - £33,000 Per Annum

TO LET or FOR SALE - A warehouse / trade counter unit, available with vacant possession. This warehouse has a gross floor area of approximately 8,491 sq ft (788 sqm) including a mezzanine with individual offices and stands within its own grounds with a yard to the rear. The unit has undergone a scheme of refurbishment in recent years and would suit a variety of uses.

FULL DESCRIPTION

The building sits on a site of 0.501 acres (0.203 hectares)

It has a gross floor area of approximately 8,491 sq ft (788 sqm) including a mezzanine with individual offices and stands within its own grounds with a yard to the rear.

The property comprises a trade counter and warehouse accommodation incorporating a mezzanine with individual offices. Externally, the property benefits from car parking to the front and a large concrete surfaced yard area to the rear.

LOCATION

The property is situated to the south of Scarborough and is accessed from Queen Margaret's Road, just off the A64. The A64 is the main arterial road which links Leeds, York and Scarborough and also the national motorway network beyond.

TERMS

Commencing rent of £33,000 per annum with terms to be agreed.

The building is also available on a Freehold basis with a guide price of £425,000

VIEWING

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

RATES

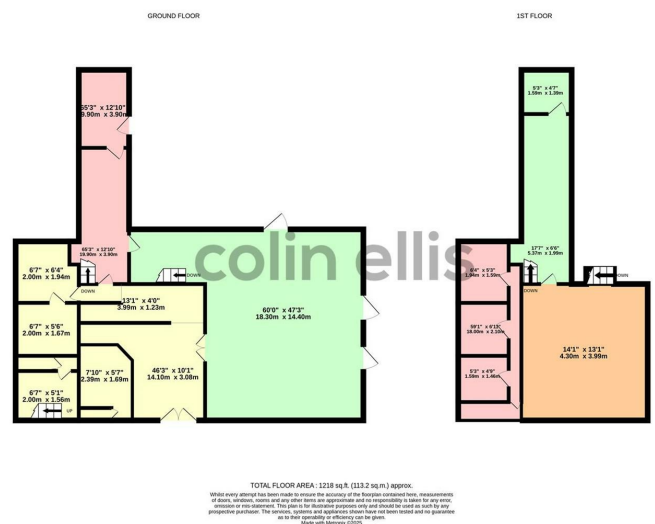
We believe the Business Rateable Value for the year April 2026 is £36,750 per annum.

LEGAL COSTS

Each party to bear their own legal costs in dealing with this transaction.

OTHER

We view all our commercial listings please visit www.colinellis.co.uk



Queen Margarets Road - 18789581
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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