

Colin Ellis

Commercial

FOR SALE



HOXTON ROAD SCARBOROUGH YO12 7ST

A well established motorcycle sales and repair unit situated towards Scarborough town centre with the benefit of entrance points from both Hoxton Road and Vine Street. Would suit a number of uses, having a ground floor area of approximately 188 sqm (2,028 sq ft) and an additional 74 sqm (790 sq ft) on the first floor. The building may suit redevelopment, subject to local authority approval. Available To Let or Freehold sale.

- TOWN CENTRE UNIT
- APPROXIMATELY 188 SQM (2,028 SQ FT) GROUND FLOOR
- ADDITIONAL 74 SQM (790 SQ FT) ON THE FIRST FLOOR
- MAY BE SUITABLE FOR REDEVELOPMENT

Freehold
Guide Price - £150,000

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Hoxton Road – Property Number 109529

LOCATION

From Scarborough Railway Station, proceed onto Northway and at traffic lights turn left onto Victoria Road and then Hoxton Road is situated on the left.

GROUND FLOOR

The unit benefits from entrance doors on Hoxton Road and from Vine Street.

SALES AREA

49'0" x 30'9" [14.94m x 9.37m]

Large display windows with sliding section, part panelled walls.

WORKSHOP

29'2" x 19'2" [8.89m x 5.84m]

uPVC double glazed entrance door with roller shutter.

OFFICE

10'2" x 9'7" [3.1m x 2.92m]

FIRST FLOOR

24'2" x 17'3" [7.37m x 5.26m]

Stairs up to first floor showroom area along with small store and W.C.

TENURE

The unit is available on either a Freehold basis with vacant possession or a new lease direct from the landlord.

LEASE TERMS

Commencing rent of £10,000 per annum exclusive of rates and services.

BUSINESS RATES

From enquiries made to the VOA web site it is believed that the current business rateable value is £8,200 per annum. Small business rate may be available and all enquiries should be made to SBC.

VIEWING

Strictly via sole agents Colin Ellis Property Services
01723 363565



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any discrepancy or inaccuracy. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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