



10 Durham Place, Scarborough YO12 7QA
Offers In Excess Of £80,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are pleased to be instructed to market these central COMMERCIAL premises, which no doubt will be of interest to a number of buyers. The premises have been used as a successful engineers for decades and now come to the market. The premises are accessed directly from Durham Place, which is a mixed residential and commercial street located from North Marine Road, a main arterial route into the town centre from the north. The premises benefit from two access doors at ground floor level with an open plan warehouse/light industrial with 3 phase power and a toilet facility. The first floor provides further workshop space together with a toilet facility and an office. Please note: The property is attached at the rear and therefore redeveloping may prove difficult. Call our friendly team today to organise your viewing - 01723 352235.

Location:

Scarborough is a popular seaside resort located on the east coast of North Yorkshire and benefits from a resident population of approximately 80,000, a number which swells dramatically during the tourist season.

Durham Place is accessed off North Marine Road - one of the main arterial routes into the town from the north.

Description:

The property comprises an end terrace, double fronted commercial unit of block and rendered construction under a pitched and slated roof. The property is attached at the rear.

The property extends to the following approximately gross internal area:

Ground floor - 91 sq m (979 sq ft)
First floor - 91 sq m (979 sq ft)





Tenure:
Believed to be freehold.

VAT:
VAT, if applicable, will be charged at the prevailing rate.

EPC:

Business Rates:
The property has a rateable value of £6,700.

The property qualifies from 100% small business rates relief

Viewing:
Via the sole agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

Tel: 01723 352235
Email: sales@cphproperty.co.uk

Details prepared:
17092021 JW



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

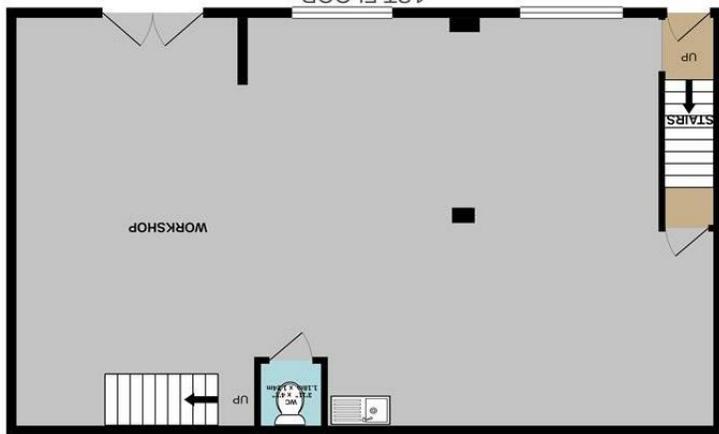


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA: 1965 sq.ft. (182.6 sq.m.) approx.



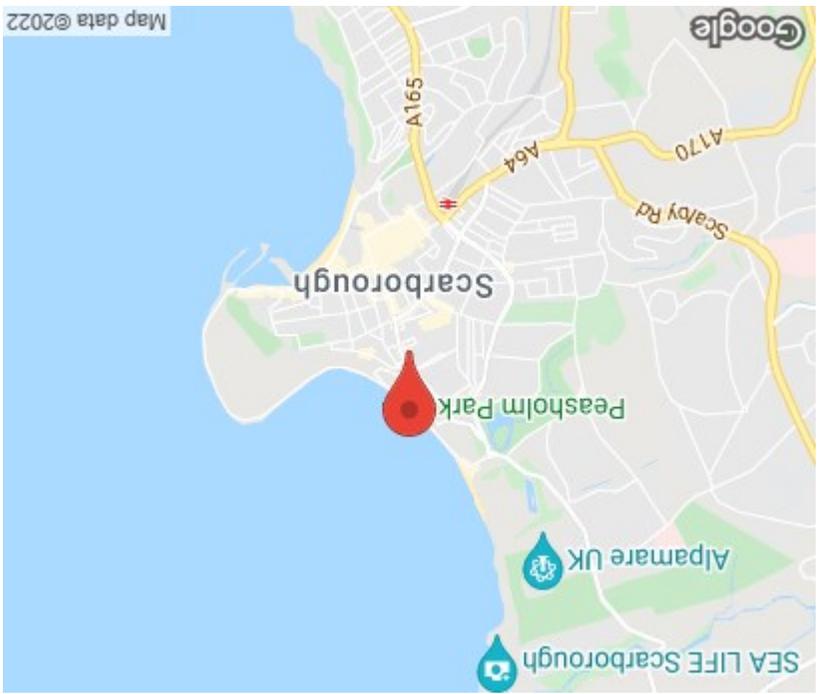
981 sq.ft. (91.2 sq.m.) approx.



GROUND FLOOR
 984 sq.ft. (91.4 sq.m.) approx.

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
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