



Peasholm Surgery, 98 Tennyson Avenue, Scarborough YO12 7RE

Offers In The Region Of £275,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Former Doctor's Surgery
- Ideally Located in Peasholm Area
- Versatile Commercial Premises
- All Enquiries to CPH

CPH bring to market these versatile commercial premises formerly known as PEASHOLM SURGERY. The property comprises of two individual properties (98 Tennyson Avenue & 65 Moorland Road) that have been knocked through approximately 20 years ago to form a bigger surgery. We are of the opinion the premises could potentially be separated again to provide residential accommodation fronting both streets - subject to gaining the necessary planning permission.

We are instructed to sell the freehold interest in the property as a whole but the vendors might consider LEASING the premises to a reputable company on full repairing terms.

The premises have been well maintained over the years and provides a number of cellular rooms which formed practice rooms, waiting rooms and office accommodation across 2 floors together with a staff room attic level. The premises also benefit from 1 car garage (Moorland Road).

These premises are ideally located in the POPULAR PEASHOLM area of Scarborough, close to the North Bay, Peasholm Park, The Open Air Theatre, Alpacare and is a short walk to the town centre.

Interested? – please call our friendly team today to arrange a viewing – 01723 352235 or email sales@cphproperty.co.uk





EPC:
Band D

Rateable Value:
Rateable Value: £17,000

Further information regarding rates payable for these premises can be found by visiting the following web address: <https://www.gov.uk/calculate-your-business-rates>

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

Details Prepared:
270623 JW

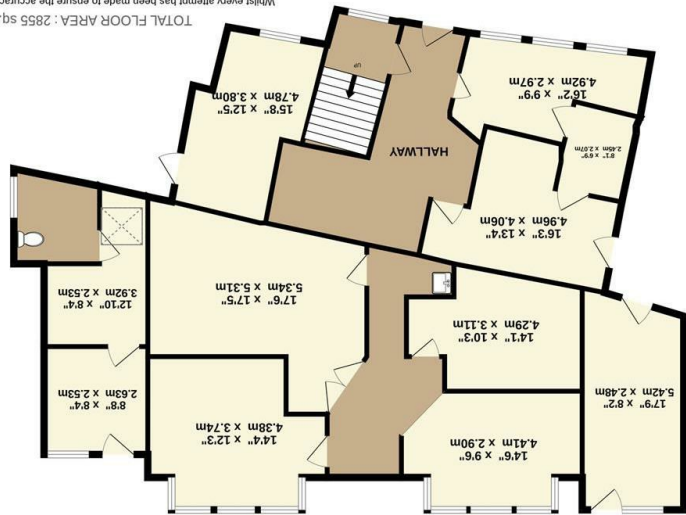


Interested? Get in touch:

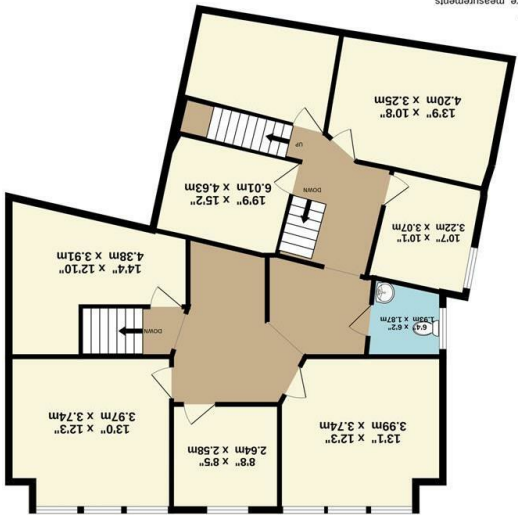
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

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



GROUND FLOOR
 1650 sq.ft. (153.3 sq.m.) approx.



1ST FLOOR
 1205 sq.ft. (112.0 sq.m.) approx.

TOTAL FLOOR AREA : 2855 sq.ft. (265.2 sq.m.) approx.
 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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