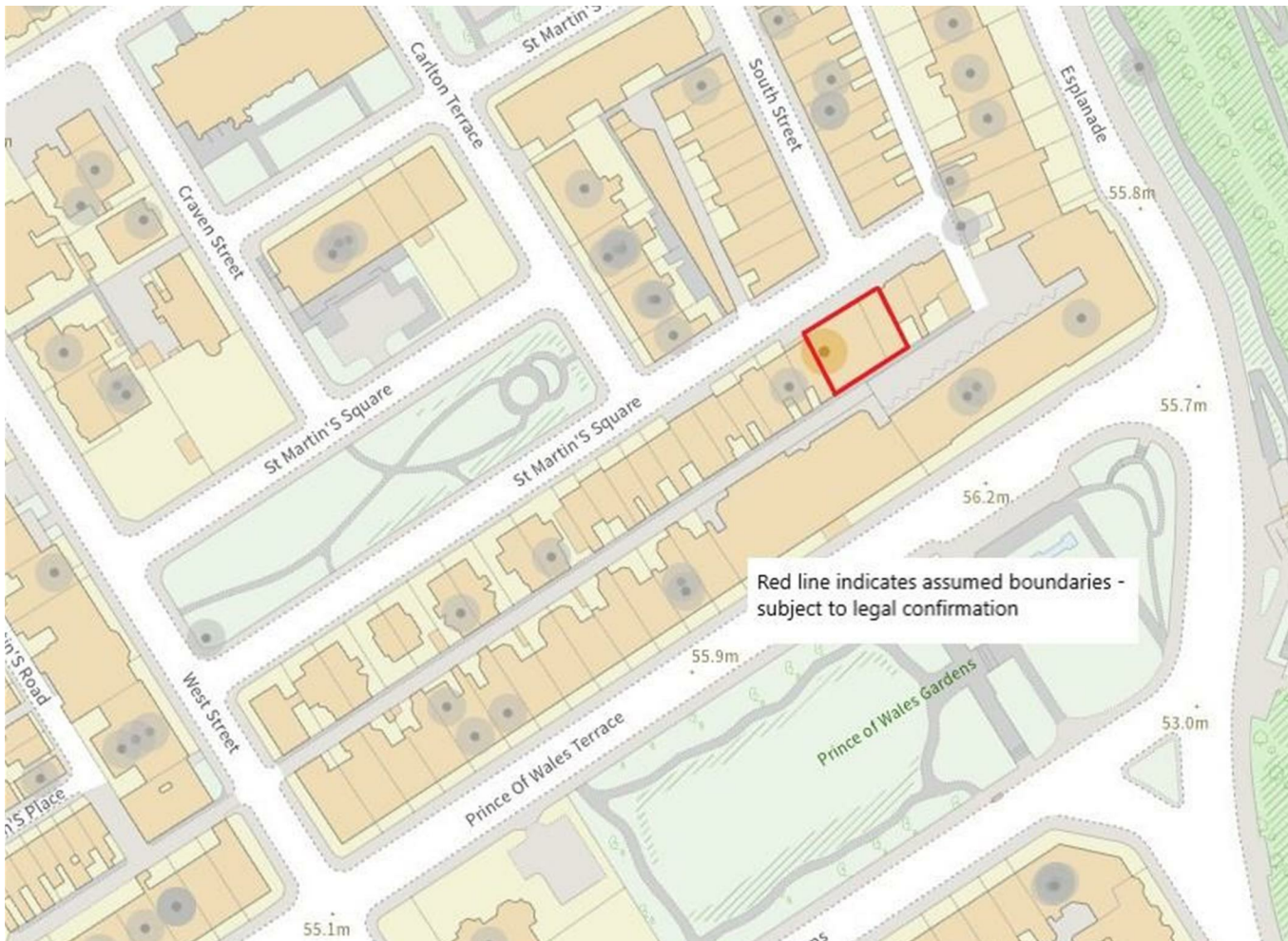




(Commercial) Alga Lodge Alga Terrace, Scarborough YO11
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



+++SITE with DEVELOPMENT POTENTIAL+++

This substantial property is currently laid out over three floors and has previously been a mixed use property of both commercial and residential. The property has now fallen into a state of disrepair and the current owners have sought advice from the council, the council are very much in favour of a substantial scheme of re-development of the site potentially upto five floors.

We feel the site would be well suited to a block of apartments or possibly again a mixed use scheme on the site or possibly even period 'Victorian Style' houses. The site would potentially be well suited to a range of schemes and is therefore sold as is with the buyer to ascertain what they would like to do with the site. The vendors have had correspondence with the council to suggest that any future development could be taller than the existing building. Also they would look favorably upon a more contemporary building that picks up on the character of the neighboring properties. The property does also benefit from rear vehicular access along the back lane.

The property is well located on Scarborough's South Cliff set just one street back from The Esplanade. Being located so centrally at the bottom end of The Esplanade the site offers excellent access to a wide range of amenities and attractions including local shops, The Spa and Conference centre plus cliff lift down to Scarborough's South Bay or Scarborough town centre is just a short walk over Spa bridge.

Viewing is highly recommended to fully appreciate the space, setting and potential on offer of the site however we must advise that any prospective buyer may enter the site at their own risk, the owners and/or CPH will take no liability for any injuries or accidents whilst on site.

ACCOMMODATION

GROUND FLOOR

Hobbies Room/Former Shop Frontage
45'6" x 21'11"

Former Warehouse
45'6" x 27'2"

Store/Former Shop Front
20'11" x 16'8"

Rear Store
22'11" x 16'8"

FIRST FLOOR

Landing
With built in cupboard and stairs leading to the second floor landing.

Former Warehouse/Storage Space
46'3" x 26'2"

Lounge
17'0" x 12'5" max
With two windows to the front.

Bedroom
15'5" x 9'10"
With oriel window to the front.

Through Bedroom
17'0" x 11'9" max
Two windows to the front.





Store Room
13'5" x 6'6"
With window to the front.

Utility Room
15'8" x 7'6"
With door out to Roof Terrace and store room and stairs leading down to the rear lane.

SECOND FLOOR

Landing
With built in cupboard

Bedroom
17'0" x 12'9"
With window to the front.

Bedroom
11'5" x 7'10"
With window to the front.

Bedroom
15'5" x 10'2"
With window to the rear.

Bedroom
11'9" x 9'2"
With window to the front.

Bedroom
17'0" x 12'5"
With window to the front.

Kitchen
8'10" x 7'6"
With window to the rear.

Bathroom
7'2" max x 5'10" max
With window to the rear

OUTSIDE

The property does benefit from a frontage/forecourt which has currently being used by the current owners as private parking (subject to checking the title deeds and confirmation from the solicitors)

Details Prepared/Ref:
PF/250523



Interested? Get in touch:

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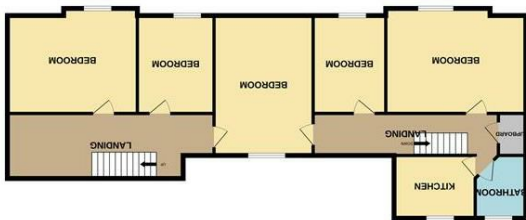
CPH

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

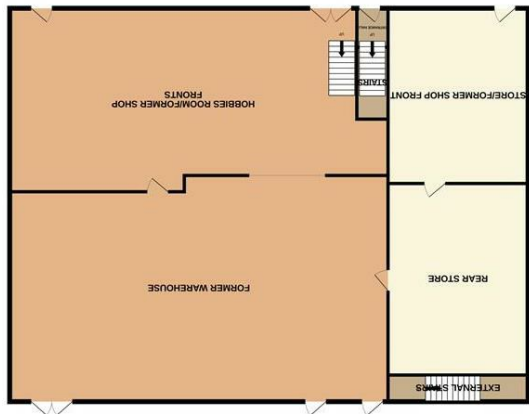


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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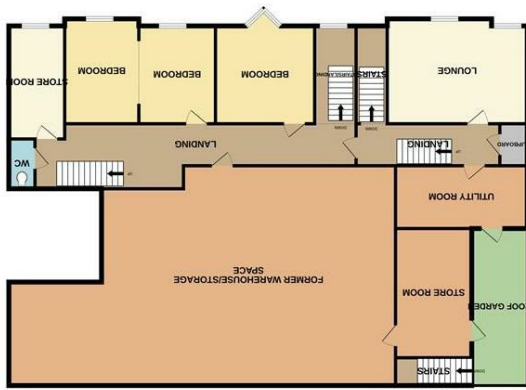
TOTAL FLOOR AREA : 6636 sq.ft. (616.5 sq.m.) approx.



2ND FLOOR
 1240 sq.ft. (115.2 sq.m.) approx.



GROUND FLOOR
 2938 sq.ft. (272.9 sq.m.) approx.



1ST FLOOR
 2458 sq.ft. (228.4 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	

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO₂) Rating

