



18-20 Aberdeen Walk, Scarborough YO11 1XW

Guide Price £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH bring to the market this RARE FREEHOLD retail / office opportunity ideally positioned on the corner of Aberdeen Walk and Albemarle Crescent, in the heart of Scarborough's town centre. The property operated as a very successful Fireplace showroom for a number of years, before a well deserved retirement and for the last 5 years have been occupied by The RSPCA with a passing rent of £24,000pa.

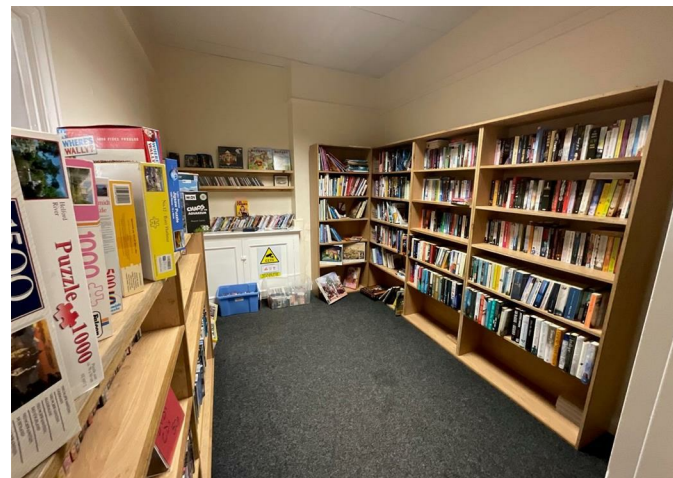
The property benefits from a generously sized front showroom with vast window displays fronting Aberdeen Walk and Albemarle Crescent. there are various useful, display areas / offices to the mid section whilst to the rear lies a sizeable back room and then staff area with kitchenette, storage and W.C. The unit also benefits from a very useful service yard area with rear door to the property, making it easy for deliveries.

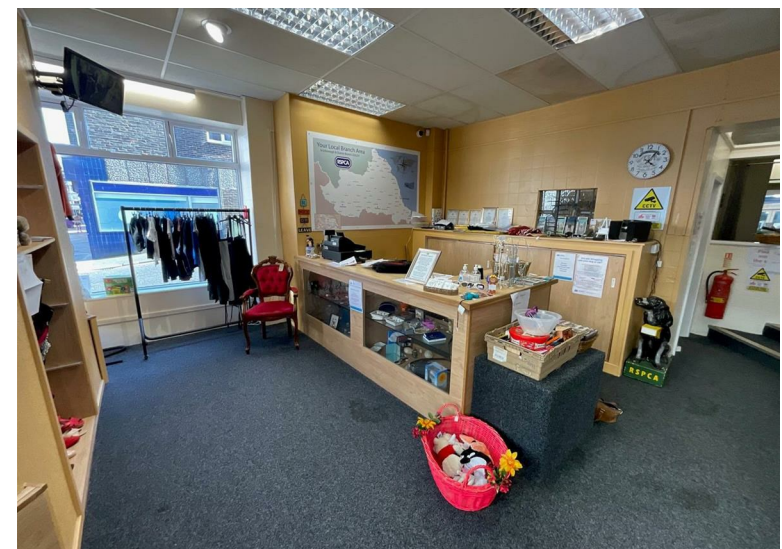
The property comes to the market with VACANT POSSESSION. The owner may consider RENTING the unit to a competent operator at a rent of £24,000pa on a new commercial lease on FRI (Full Repairing & Insuring) terms. All enquiries to CPH Property Services.

Tenure: Freehold

Rateable Value: £13,500 (Property qualifies for a degree of small business rates relief)

EPC: Band C





Interested? Get in touch:

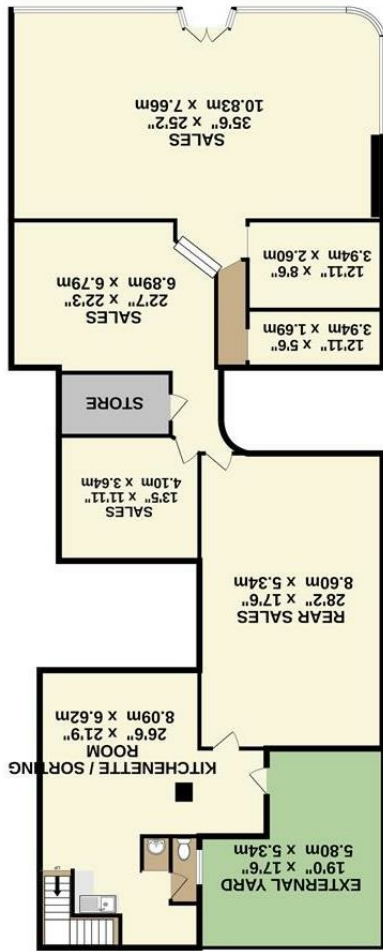
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Scarborough YO11 1DY
t. 01723 352235
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www.cphproperty.co.uk

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

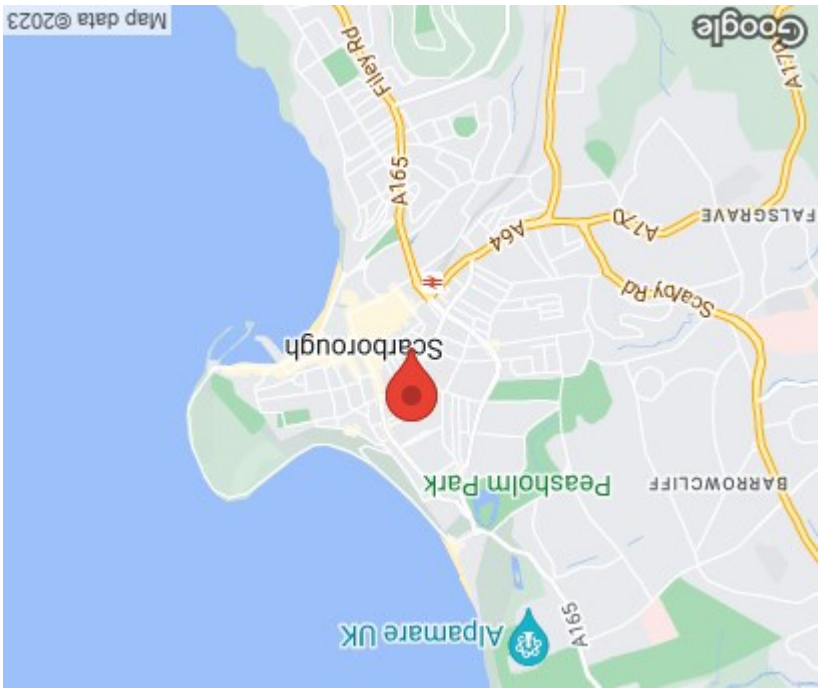


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 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	



GROUND FLOOR
 2416 sq.ft. (224.5 sq.m.) approx.