



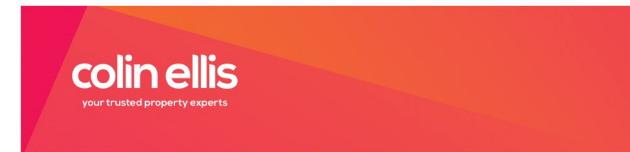
A1

# 26 HUNTRISS ROW, SCARBOROUGH, NORTH YORKSHIRE, YO11 2EF

Per Annum

# £29,000

FEATURES



# null Bedroom A1 located in

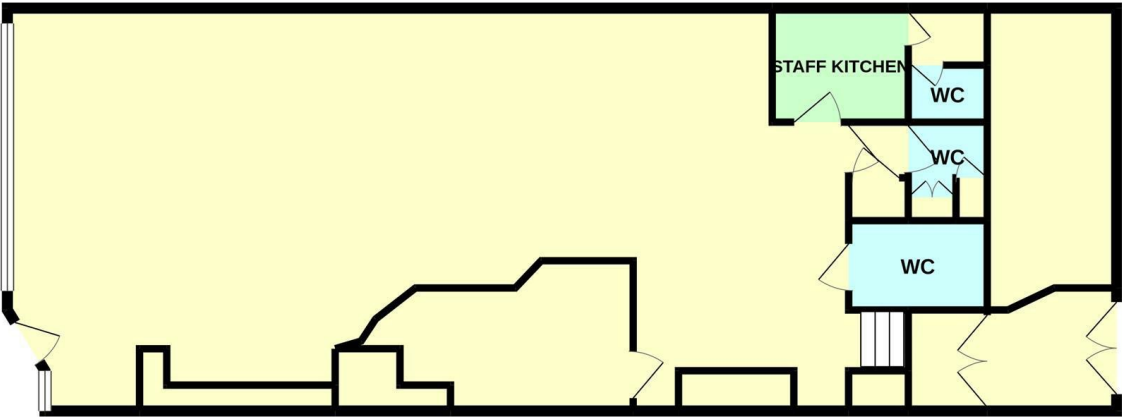
A town centre retail unit situated in the heart of the main town centre that has the benefit of an additional entrance on Bar Street. This four storey building offers a ground floor area of approximately 117 sqm (1,262 sq ft) with a further three upper floors that could easily be converted back into living accommodation.

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**Council Tax Band  
Exempt**

**GROUND FLOOR**  
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

