



TO LET/ FOR SALE

Long Leasehold

Leisure/Office

8,800 sq.ft

(818 sq.m)

Unit 8 Bar House, 9 Aberdeen Walk, Scarborough, YO11 1LU

- Would suit a variety of uses (subject to obtaining usual consents)
- Prime Town Centre Location

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Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	4,400	409
Second Floor	4,400	409
TOTAL	8,800	818

Description

The available property is arranged over first and second floor with ground floor access provided by a dedicated entrance at 9 Aberdeen Walk.

The property was most recently used as a nightclub and would be suitable for a variety of uses (subject to required consents being obtained).

Rent
POA

Rates

Rateable value of £32,500 Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £7,307 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information available upon request.

Tenure

A new lease direct from the landlord on terms to be agreed. A new lease direct from the landlord on terms to be agreed. Otherwise, the property is also available to be purchased on a long leasehold basis – for further details please enquire with the appointed agents

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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Viewing

Strictly via prior appointment with the appointed agents:

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

Joe Walker 07501 017 651
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