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 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. 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.

Viewing
Strictly via prior appointment with the appointed agents:

CPH ESTATE AGENTS AND CHARTERED SURVEYORS

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