

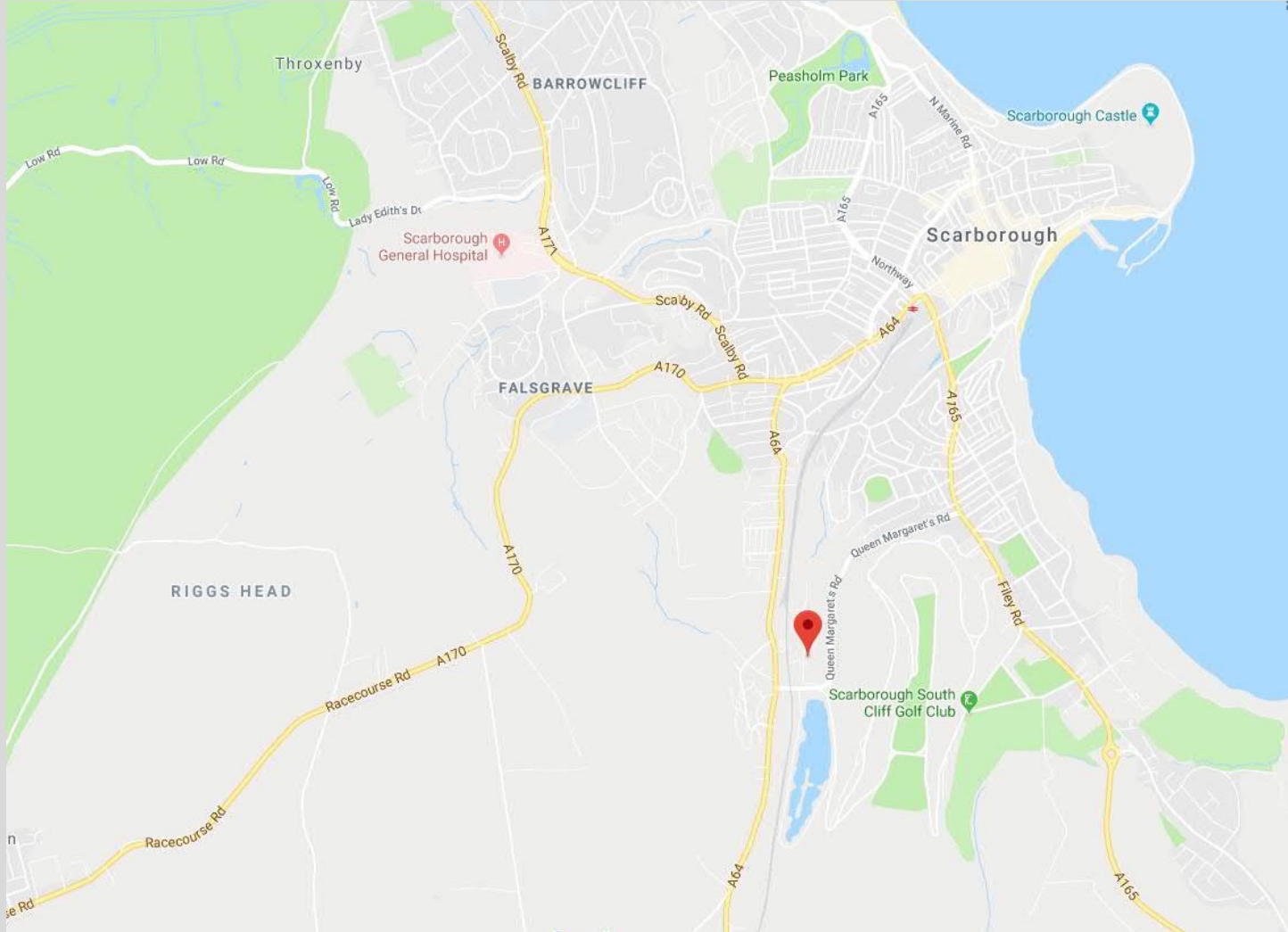


TO LET

1,123.39 Sq m (12,093 Sq Ft)
On 1.05 acres

Former Trade Counter Unit
suitable for a variety of uses
(STP) with Large Secure Yard /
Parking

Former HSS Hire Unit
Queen Margarets Road
Queen Margarets Industrial
Estate
SCARBOROUGH
YO11 2YH



Description

The property comprises the former HSS trade counter unit within the Queen Margarets Industrial Estate.

The unit is of steel portal frame construction with brick and profile metal elevations beneath a pitched profile metal roof incorporating translucent roof panels. The unit is currently divided by a blockwork wall into front and rear sections. There is a large secure tarmac yard to the front and side of the property. The front of the unit is fitted out with offices, trade counter area and WC's with security shutters over the windows and personnel entrance. There are three roller shutter doors providing goods access to the unit. Eaves height is 5m.

Location

The property is located on the eastern side of the popular and well established Queen Margarets Industrial Estate, accessible directly off Queen Margarets Road which in turn, leads directly onto Seamer Road (A64), the main arterial route into Scarborough.

Surrounding occupiers include:

Johnstones Decorators, MKM, Electric Centre, Dulux Decorator Centre, Grahams Plumbers Merchants and C.E.F.

Accommodation

The unit extends to the following area on a gross internal basis (GIA):

Description	Approximate G.I.A.	
	Sq m	Sq Ft
Rear Warehouse	565.26	6,085
Front Warehouse	451.71	4,862
Ground Floor Offices / Trade Counter	106.42	1,146
Total	1,123.39	12,093

Terms

The premises are available leasehold by way of a new fully repairing and insuring lease for a term to be agreed.

Quoting Rent: £4.75 psf / £57,500 p.a. exclusive

Legal Costs

Each party to bear their own costs.

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate (EPC)

An EPC is available upon request.

Viewings and Further Information

Strictly by prior appointment with the agents:

Contact: Jonathon White
Tel No: 0113 221 6141
Email: jonathon.white@sw.co.uk

Contact: Tom West
Email: tom.west@sw.co.uk
Tel: 0113 221 6112

Sanderson Weatherall LLP

Business Rates

The property has been split into two assessments as follows:

Front: (Former) Hire Service Shops
 Rateable Value: £29,000

Rear: (Former) Edmunson Electric
 Rateable Value: £30,000

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