



# 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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**020 7228 6508**  
[www.evolveestates.com](http://www.evolveestates.com)

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

| Areas (approx. NIA) | Sq.ft        | Sq.m       |
|---------------------|--------------|------------|
| First Floor         | 4,400        | 409        |
| Second Floor        | 4,400        | 409        |
| <b>TOTAL</b>        | <b>8,800</b> | <b>818</b> |

### 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

Joe Walker 07501 017 651  
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