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Riggs Head, Scarborough, YO12 5TG

Guide Price £350,000

Located on Riggs Head, Scarborough, we are offering three self contained light industrial/ warehouse units that present a remarkable freehold opportunity that you can either occupier or enjoy the benefits of a current gross rental income of £27,000 per annum.

The units boasts a versatile layout, with units varying in size to accommodate a range of business needs. Additionally, the first floor features office and ancillary storage space, providing a practical solution for operational requirements. This flexibility makes it an ideal choice for entrepreneurs looking to establish or expand their ventures in a vibrant location.

For those seeking to make their mark in the local market, vacant possession is achievable with six months' notice, allowing for a seamless transition for new owners.

In summary, this commercial property at Riggs Head offers a unique blend of investment potential and operational versatility, making it a compelling choice for those looking to invest or have operational needs.

LOCATION

Beacon Works is situated at Riggs Head, Scarborough, North Yorkshire, approximately on the outskirts of Scarborough with access to the surrounding road network that include the A170 and A64. The postcode YO12 5TG covers the Riggs Head area and includes a mixture of residential, agricultural and commercial properties in the vicinity.

THE UNITS

Unit 1. 209 Sqm (2,249 sq ft)

Unit 2. 176 sqm (1,894 sq ft)

Unit 3. 176 sqm (1,894 sq ft)

TENURE

Freehold

The units are currently tenanted and generate an income of, £27,000 per annum with either party able to give six months notice to terminate meaning the units may suit an owner occupier.

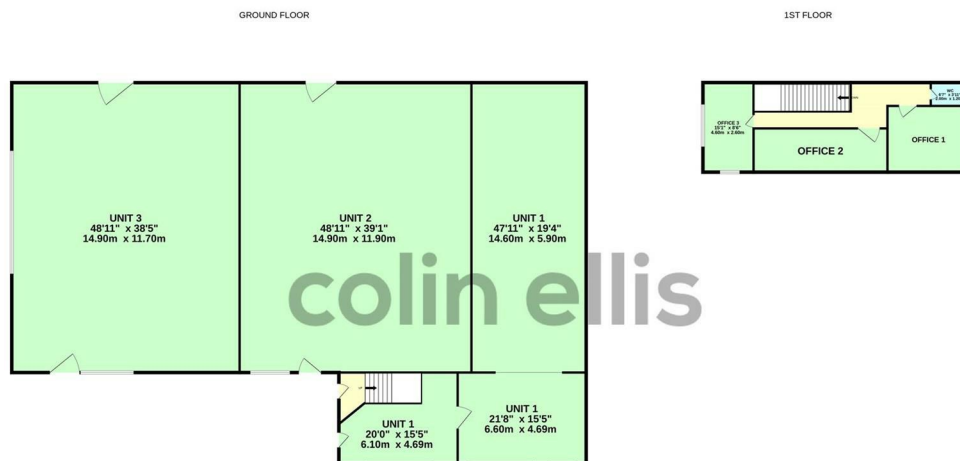
GUIDE PRICE

Freehold guide price of £350,000

VIEWING

Strictly by appointment with the sole agents, Colin Ellis Property Services on 01723 363565

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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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Riggs Head - 18844414

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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