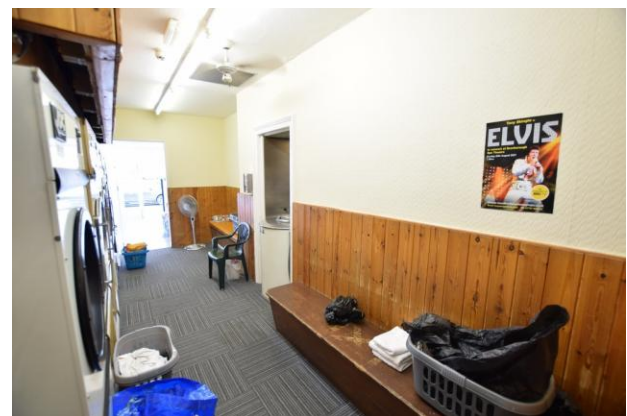


TOTAL FLOOR AREA: 2679 sq.ft. (248.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metropix ©2021



Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

**Tenure**  
Freehold

**Council Tax Band**

**Viewing Arrangements**  
Strictly by appointment

**Contact Details**  
14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

www.ellishay.co.uk  
info@ellishay.co.uk  
01723 350077

**North Marine Road**  
Scarborough, North Yorkshire YO12 7PE

**Guide Price £265,000**

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

Tel: 01723 350077  
info@ellishay.co.uk

www.ellishay.co.uk



Ellis Hay are excited to bring to market this rare opportunity to own a business and 3 self contained flats. Flats are currently tenanted and laundrette business has been running since 1973. Ideal location close to multiple hotels and guest houses, not to mention a few minutes walk to the beach, Peasholm Park and the Open Air Theatre. Business is ready to walk into and continue the daily running. Early viewing advised for this property.

## Property Description

### LAUNDRETTE

Currently run as a laundrette, this business opened in 1973 and has been run by the same family ever since and is only coming to the market due to upcoming retirement.

Additionally, the cellar space now has facilities for a pressing service, this is currently generating circa £400-£600 per week and could be grown by offering a pickup and delivery service.

### RESIDENTIAL APARTMENTS

The property also boasts 3 self contained, 1 bedrooomed, apartments. All have gas central heating and electricity.

Currently all tenanted and all have been long term to date.

### THE AREA

The property is located close to Scarborough town centre and within walking distance of North Bay beach and countless guest houses and hotels. Scarborough's Open Air Theatre is a short walk down the road as well as the Alpamare Water Park.

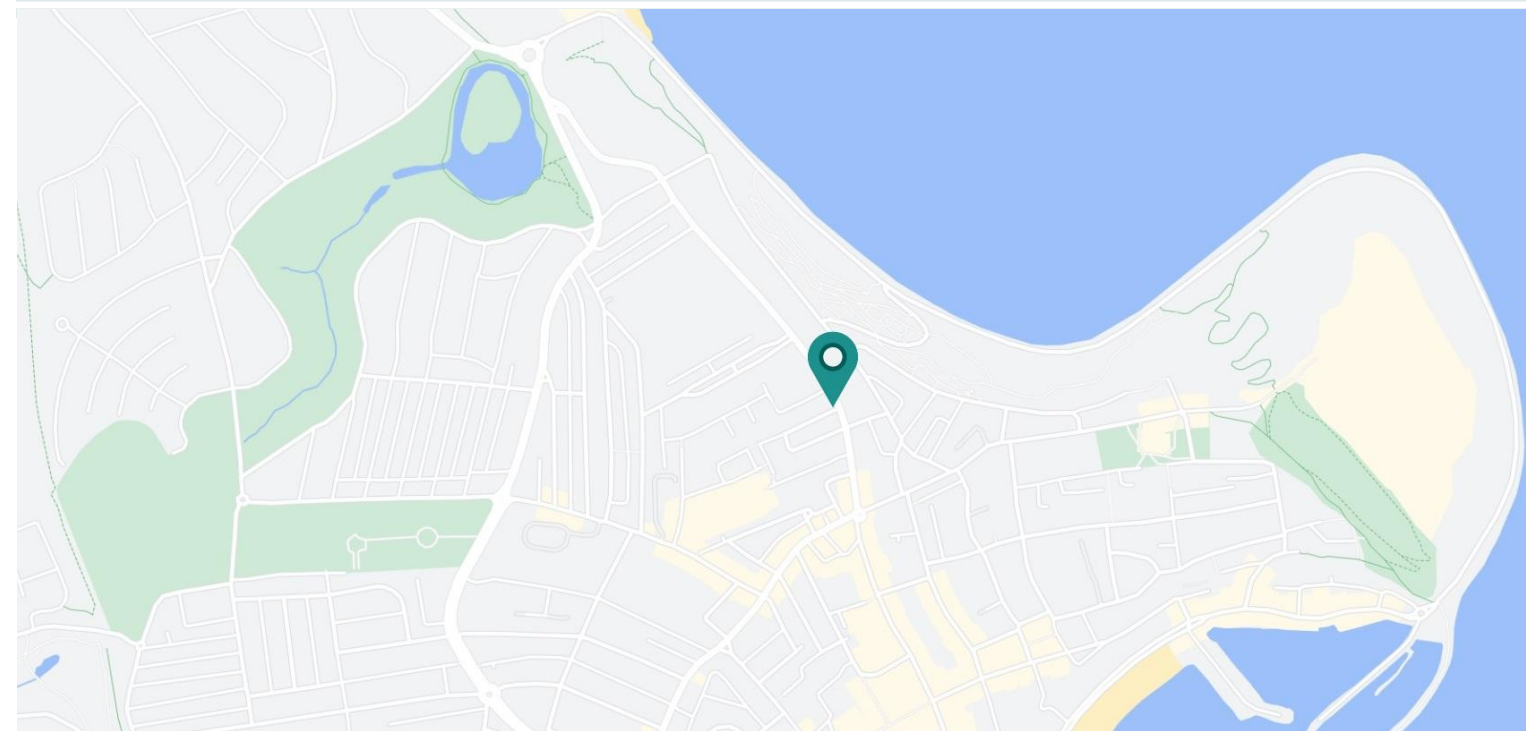
## VIEWINGS

All viewings and enquiries to Ellis Hay - 01723 350077

## DIRECTIONS

From the station proceed along Northway and turn right at the traffic lights onto Victoria Road. Proceed straight on through the traffic lights and at the roundabout turn left on to North Marine Road. The property is a little way along on the left hand side.

- COMMERCIAL PROPERTY INVESTMENT
- SHOP FLOOR AND 3 RESIDENTIAL PROPERTIES
- CENTRAL POSITION ON NORTH MARINE ROAD
- SITTING TENANTS
- POTENTIAL FOR GROWTH



Energy Efficiency Rating			Energy Efficiency Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very energy efficient - lower running costs			Very energy efficient - lower running costs		
(92-100) A			(92-100) A			(92-100) A		
(81-91) B			(81-91) B			(81-91) B		
(69-80) C			(69-80) C			(69-80) C		
(55-68) D			(55-68) D			(55-68) D		
(39-54) E			(39-54) E			(39-54) E		
(21-38) F			(21-38) F			(21-38) F		
(1-20) G			(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not energy efficient - higher running costs			Not energy efficient - higher running costs		
England, Scotland & Wales			England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		68		67	73		67	73

Flat 1

Flat 2

Flat 3