

# TO LET



## **THE TONKS BUILDING, GLADSTONE LANE SCARBOROUGH YO12 7BS**

- **COMMERCIAL PREMISES**
- **POTENTIAL FOR RANGE OF BUSINESSES**
- **INTERESTING BUILDING**
- **MIXED COMMERCIAL AND RESIDENTIAL AREA**
- **AVAILABLE AS A WHOLE OR IN PARTS**

### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## LOCATION

The Tonks Building is situated on Gladstone Lane facing up Raleigh Street approximately 0.5 mile west of Scarborough town centre. It is within a built up, primarily residential area but with a number of commercial uses in the vicinity.

Scarborough is an east coast holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a total catchment population of 82,000 people approx.

As well as being a world famous seaside resort, the town has recently achieved an international commercial reputation having been voted Europe's most enterprising town. It hosts a number of well known businesses with major employers including Pindar Printing, McCain Frozen Foods, Associated Cold Stores and Plaxton Coachworks. There is substantial growth expected in line with the arrival of major mining and wind farm businesses.

## DESCRIPTION

The subject property comprises a part single, part 2-storey building of traditional brick construction with interesting retained architectural features. The building is currently laid out in a series of sections and rooms but can be configured to preference.

## FLOOR AREA (Gross Internal approx)

Ground floor – 545.6 sq m (5,873 sq ft)

First Floor - 437.8 sq m (4,712 sq ft)

TOTAL - 983.4 sq m (10,585 sq ft)

We are able to offer small units for storage, workshop, showroom or office purposes.

## USE POTENTIAL

We believe the property is ideal for a range of commercial uses, for example;

- |              |            |
|--------------|------------|
| * Storage    | * Offices  |
| * Workshop/s | * Studio   |
| * Craft uses | * Showroom |

The owner can discuss any ideas a potential tenant may have for the property.

## RATES

Interested parties are advised to make their own enquiries to the local rating authority as the rateable value will depend on the individual circumstances.

## PRICING

The rent or price will depend on the amount of space occupied and the use. Please contact the agents for further information.

## VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the agents will be deemed to be exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

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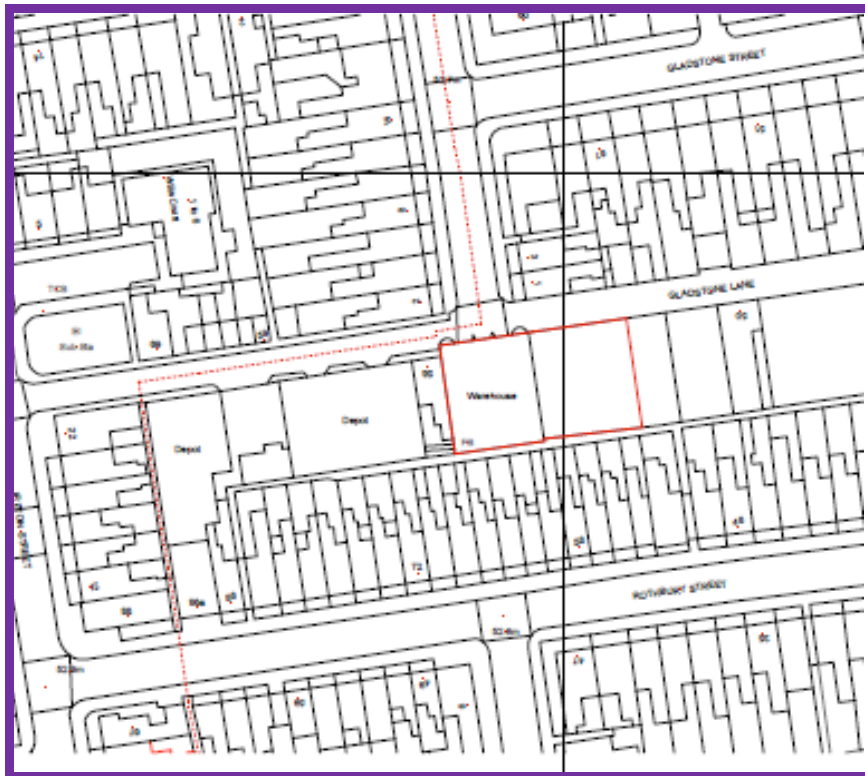
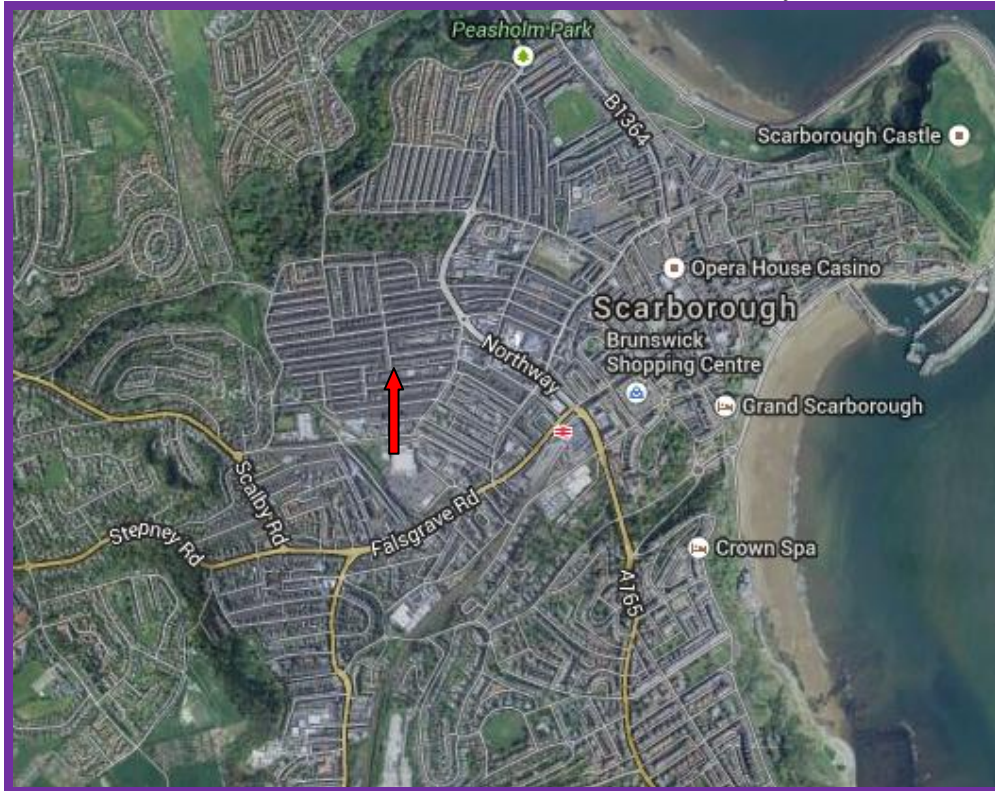
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## VIEWING & FURTHER INFORMATION

For viewing arrangements and further information please contact the joint agents, McBeath Property Consultancy Ltd 07725 416002, 01904 692929.

Subject to Contract – 0716



### MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

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