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FOR SALE FREEHOLD

UNIQUE REDEVELOPMENT & INVESTMENT OPPORTUNITY



Former St Thomas Hospital

11 Foreshore Road, Scarborough, North Yorkshire, YO11 1PB

Offers are being sought in excess of £2,250,000

SUMMARY

- Occupying a prime position on Scarborough's main seafront, overlooking the famous South Bay Beach and the harbour.
- Comprising a substantial Grade II Listed former Hospital building which dates back to the mid 19th Century. Planning approved for the conversion of the upper levels to create residential apartments. Copies of the residential use consents and associated plans all available within the Data Room along with the technical information
- Internally, the front section of the property marked by Foreshore Road is configured to provide six retail units at ground floor level. The upper floors are currently vacant and provide development potential.
- There is a three storey former staff accommodation to the rear which is in poor condition together with two cottages fronting Merchants Row.
- The ground floor retail units produce a gross income of £120,202 per annum.
- The site extends to 0.213 hectares (0.527 acres).
- Offers are being sought in excess of £2,250,000 (Two Million Two Hundred and Fifty Thousand Pounds).

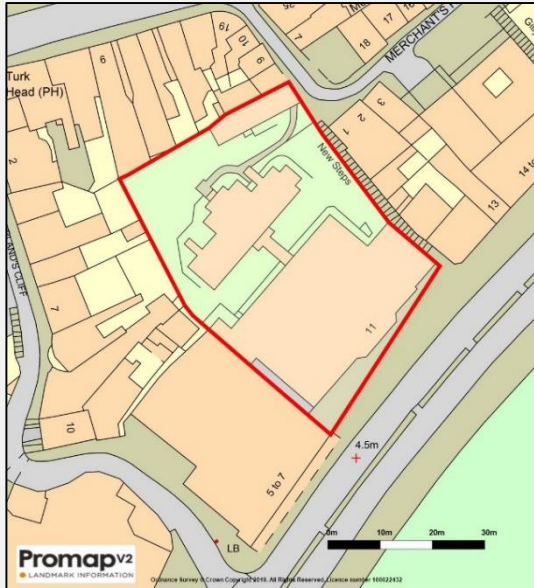
DESCRIPTION / LOCATION

A substantial and imposing Grade II Listed former Hospital building dating back to the mid 19th Century. The property is constructed over three storeys in a Victorian villa style. To the rear is a former staff accommodation and there are two cottages fronting Merchants Row.

Scarborough is a traditional seaside town, which developed with the railway in the 19th century and was Yorkshire's first seaside resort. It is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population in the region of 81,000 people. The town is situated adjacent to the North York Moors National Park and is one of the principle resorts on the north east coast attracting an estimated 7 million visitors per year.

SITUATION

The subject property occupies a prime position on Foreshore Road in the centre of the South Bay and is located directly opposite the beach. It is in close proximity to the former Futurist Theatre site which is currently proposed to be developed as a leisure development by Flamingo Land. The site is in an area with substantial footfall and amongst tourist related units included gift shops, cafes, restaurants and amusement arcades. The property is situated between two of Scarborough leading amusement centres, Coney Island and Gilly's Leisure Centre.





TENANCY SCHEDULE

Unit	Tenant Name	Sign Date	Area (sq ft)	Rent (p.a.)	RR Date	Break	Expiry
1	The Bayview Coffee House	01/04/18	535	£19,700	01/04/2021	None	31/03/24
2	H S Hodgson (Scarborough Limited) T/A Ancient Warrior	10/02/14	1,049	£20,000	10/02/2019	None	09/02/27
3 & 4	H S Hodgson (Scarborough Limited)T/A Ancient Warrior	10/02/14	1,944	£40,000	10/02/2019	None	09/02/27
5	Abrar Ahmed T/A Size 10 to 32	21/11/18	1,022	£19,500	Fixed uplift to £21,000 – 21/11/2022, then reviewed in 21/11/2024	None	19/03/27
6	H S Hodgson (Scarborough Limited) T/A The Original Scarborough Factory Rock Shop	10/02/14	1,261	£21,000	10/02/2019	None	09/02/27
Total			5,811	£120,200			

OPPORTUNITY

Full planning approval has already been obtained for the conversion of the upper levels of the principal building to form residential apartments. In addition the property could lend itself to further alternative uses to include retail, leisure and tourist related uses subject to the appropriate consents.

SERVICES

We are advised mains gas, water, electricity and drainage are available and connected to the property.

BUSINESS RATES

Unit 1 – Shop and Premises £14,500

Unit 2 /4 – Shop and Premises £46,250

Unit 5 – Shop and Premises £20,000

Unit 6 - Shop and Premises £21,750

ENERGY PERFORMANCE CERTIFICATES

EPC' available in Technical Information Pack.

TENURE

We are advised that the property is held freehold and vacant possession currently exists on the upper floors and the buildings to the rear.

TOWN PLANNING

The current Scarborough Borough Council Local Plan was adopted in July 2017. As part of this plan the property lies within an area allocated for 'Amusement Arcades'. It is Grade II Listed and situated within Scarborough Conservation Area. From enquiries made of the local Planning Authority, we understand that the property has full consents for its existing use.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP & Lawrence Hannah Limited for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP or Lawrence Hannah Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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Technical Information

All planning and technical information including floor plans and the tenancy agreements, is available to interested parties through a secure data room. Please contact Kathryn Wood, kathrynw@lh-property.com or 01904 659800.

For any further information and to arrange a viewing please contact:



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