

FOR SALE

**BARRY
CRUX** & COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



THE NELSON INN

29 VICTORIA ROAD, SCARBOROUGH, YO11 1SB

SUBSTANTIAL PROPERTY FORMERLY TRADING AS A PUBLIC HOUSE

GROUND FLOOR INCLUDES FORMER TRADING AREAS WITH BASEMENT STORES

EXTERNAL COURTYARD TO REAR

5 BEDROOMS TO 1ST AND 2ND FLOOR WITH SEPARATE ATTIC

SUITABLE FOR A VARIETY OF USES/DEVELOPMENT, SUBJECT TO THE NECESSARY CONSENTS

FOR SALE - £249,500

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Regulated by **RICS**

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

A three-storey building in addition to substantial basement areas and attic, constructed in rendered brickwork beneath pitched and hipped slate roofs, and single storey extension plus basement to the rear beneath a mixture flat and pitched slate roofs.

There is a rear beer garden at basement level with paved and decked surface having access off Nelson Street.

The property would be suitable for a variety of uses or indeed redevelopment/conversion, subject to the necessary consents.

LOCATION

Situated within the centre of Scarborough, being circa 0.2 miles from the primary shopping district and circa 0.5 miles from the sea front.

The vicinity is predominately residential in nature, with significant sections of terraced housing, typically "2 up 2 down". Victoria Street itself has a strong commercial presence with a wide variety of retailers, generally local in nature.



FIRST FLOOR	Landing, bathroom, kitchen, bedroom 1/living room, bedroom 2
SECOND FLOOR	Landing, bedroom 3, kitchenette, bedroom 4, bedroom 5
ATTIC	General store

SERVICES

We understand that all mains services are connected to the property.

LOCAL AUTHORITY

Scarborough Borough Council

RATEABLE VALUE

The Nelson, 29 Victoria Road: £11,750

TENURE

The property is held freehold.

COSTS

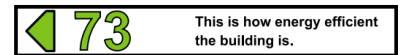
Each party will be responsible for their own legal costs in connection with the transaction.

VALUE ADDED TAX

VAT may be chargeable at the sale price and if appropriate this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 73. A full copy of the EPC is available upon request.



VIEWING

Strictly by appointment with the sole selling agents.

ACCOMMODATION

Description

GROUND FLOOR Entrance hall, main bar area, bar servery, ladies, gents, inner hall, access to rear beer garden at basement level

BASEMENT Hall area, bottle store, beer cellar, general store, inner lobby, workshop, store, rear right store, open store

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C1922

12 June 2019