

**RAPLEYS**

# FOR SALE

## Public House/Development Opportunity

The Shakespeare, 2-3 St Helens Square,  
Scarborough YO11 1EU

rapleys.com  
0370 777 6292

CONTACT **Richard Curry**  
07876 747146 | richard.curry@rapleys.com



Freehold vacant public house  
with living accommodation  
above

Site area of 0.012 hectare (0.031  
acre)

Suitable for alternative uses,  
subject to planning

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**Location**

The property is situated in the seaside town of Scarborough and is positioned on St Helen’s Square which is within the town centre catchment. The property sits opposite the busy Scarborough Covered Market and there are two public car parks in close proximity.

Nearby occupiers include **One Stop**, **Golden Last Public House** and **William Hill**.

**Description**

The property comprises of a large public house with accommodation split over three storeys. The ground floor comprises of a bar situated within the centre of a large open plan seating area.

The cellar provides ample storage, which can be accessed internally.

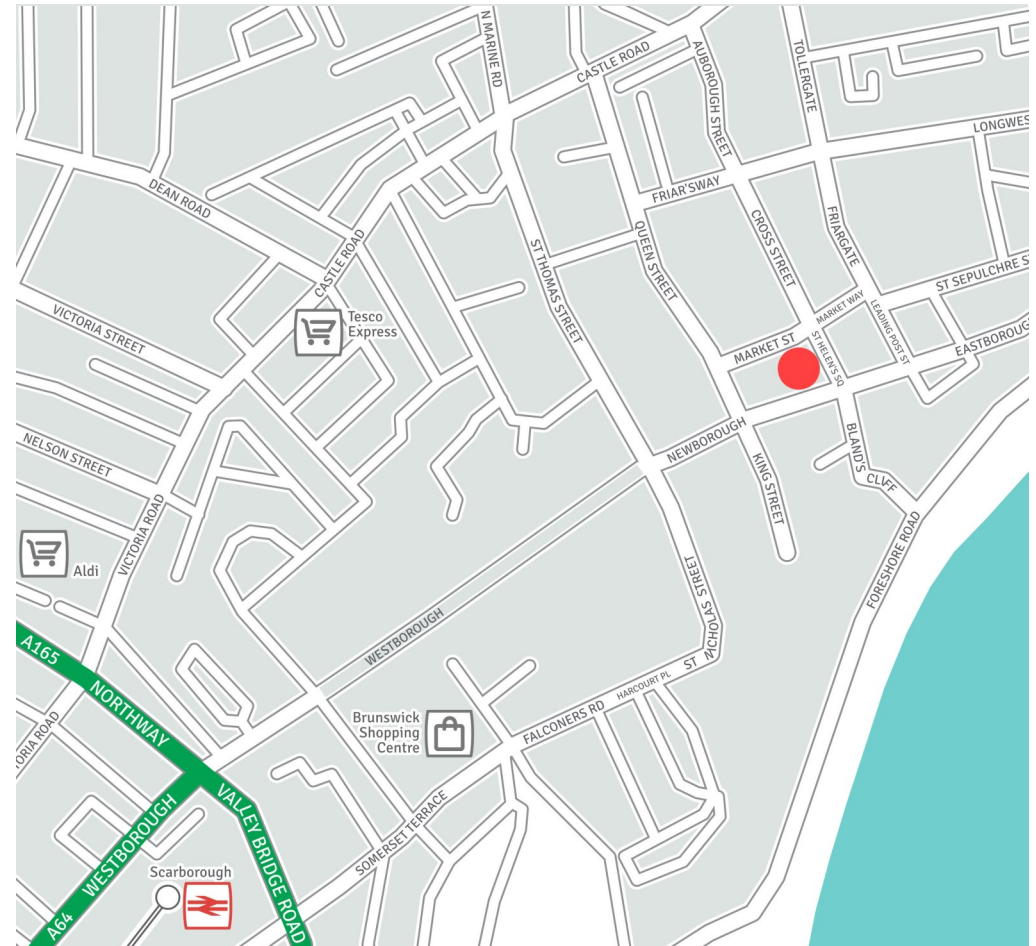
The first floor comprises of residential accommodation including a bedroom, living room, kitchen and WC facilities. The second floor comprises of an additional bedroom.

**Accommodation**

The property extends to the following approximate floor areas:

	Sq m	Sq ft
Ground floor	104.97	1,130
First floor	One bedroom, a living room, kitchen and one bathroom	
Second floor	One bedroom	
Basement	46.45	500
<b>Total</b>	<b>230.19</b>	<b>2,478</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.012</b>	<b>0.031</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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**Tenure**

The property is freehold and will be available with vacant possession.

**Terms**

All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding for freehold offers or financial information for proposed tenants
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion of a transaction
- Track record of the applicant

**Rating**

We are advised that the Rateable Value for the property is £17,000 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

**Energy Performance**

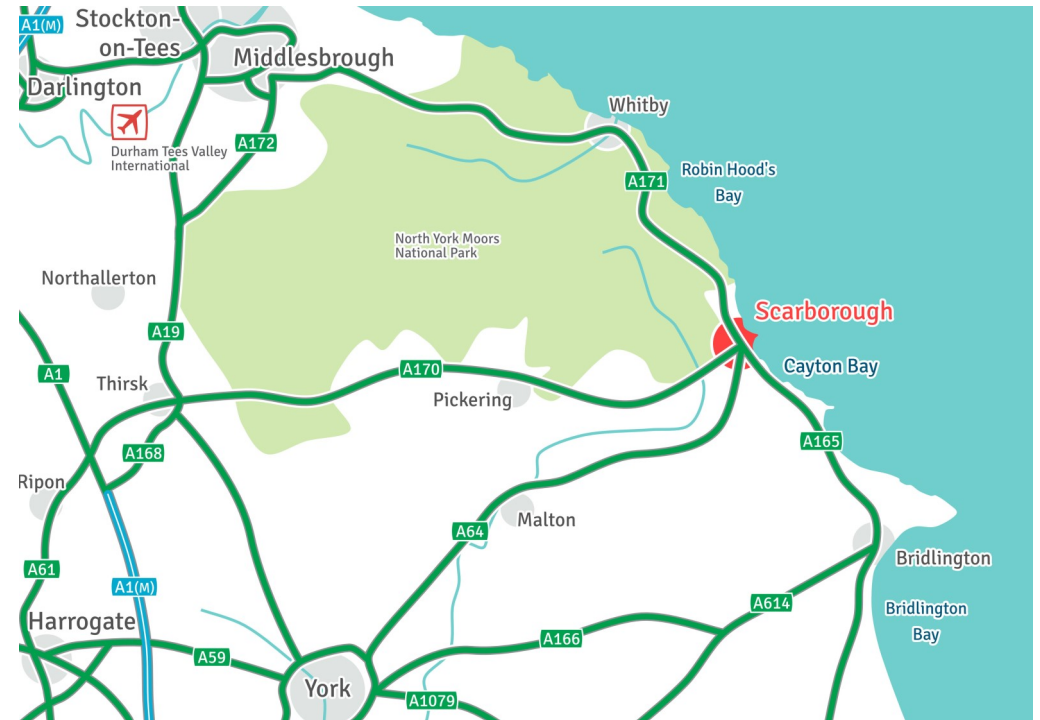
Energy Performance Asset Rating: D.

**VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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