



44/46 NORTH MARINE ROAD, SCARBOROUGH YO12 7EY

FOR SALE

On behalf of the  
Joint Administrators Abbey Taylor

PART INCOME  
PRODUCING INVESTMENT

- Investment producing £37,680 per annum
- Situated in a prime location in Scarborough city centre
- Freehold

## DESCRIPTION

The property comprises a four storey end terrace arranged as a ground floor self-contained public house trading as the Duke's Knickers with six modern self-contained flats above with shared ground floor communal entrance and five cellar storage units.

## LOCATION

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 people.

The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year. More precisely, the property lies close to the heart of Scarborough town centre on the west side of North Marine Road, one of the main arterial routes into the town from the north.

## TENURE

The property is held Freehold under Title No. NYK140308.

## COUNCIL TAX/RATING

Interested parties are advised to make their own enquiries with the local authority.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

## TERMS

The freehold interest of the subject premises is available with price on application.

## SALE ON BEHALF OF THE JOINT ADMINISTRATORS

This property is being marketed for sale on behalf of the Mortgagee Not in Possession and therefore no warranties or guarantees in any respect, including VAT and vacant possession to the unoccupied parts can be given. The information in these particulars has been collated by the Agents to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Mortgagee Not in Possession is not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



## VIEWING AND FURTHER INFORMATION

All viewings to be arranged through sole agents :



Lucy Garner-Currie  
0113 245 9393  
lgarner-currie@lsh.co.uk

Nick Blackwell  
0114 275 3752  
nblackwell@lsh.co.uk

UNIT	SQ FT	ACCOMMODATION	TERM	RENT PCM	NAME	EPC
The Dukes Knickers Public House	1,507	Ground floor traditional two roomed public house of basic specification with central bar server, lounge, tap room, male and female WC's to the rear and beer garden at lower ground level.	1 November 2018 to 31 October 2022	£1,700.00	Mr J Reed	D85
Flat 1	431	First floor self-contained two bedroom flat with open plan living room/kitchen and shower room.	1 November 2019 to 30 April 2020	£450.00	Private Tenant	D-67
Flat 2	344	First floor self-contained one bedroom flat with open plan living room/kitchen and shower room.	Vacant	-	-	C-70
Flat 3	388	First floor self-contained one bedroom flat with open plan living room/kitchen and shower room	Vacant	-	-	D-67
Flat 4	431	Second and third floor duplex self-contained two bedroom flat with open plan living room/kitchen and shower room.	19 August 2017 - 18 February 2019	£540.00	Private Tenant	D-62
Flat 5	334	Second floor self-contained one bedroom flat with open plan living room/kitchen and shower room.	Vacant	-	-	D-67
Flat 6	753	Second floor self-contained two bedroom flat with open plan living room/kitchen and shower room.	2 March 2019 to 1 September 2019	£450.00	Private Tenant	D-60
Cellar	801	Five stores	Vacant	-	-	N/A