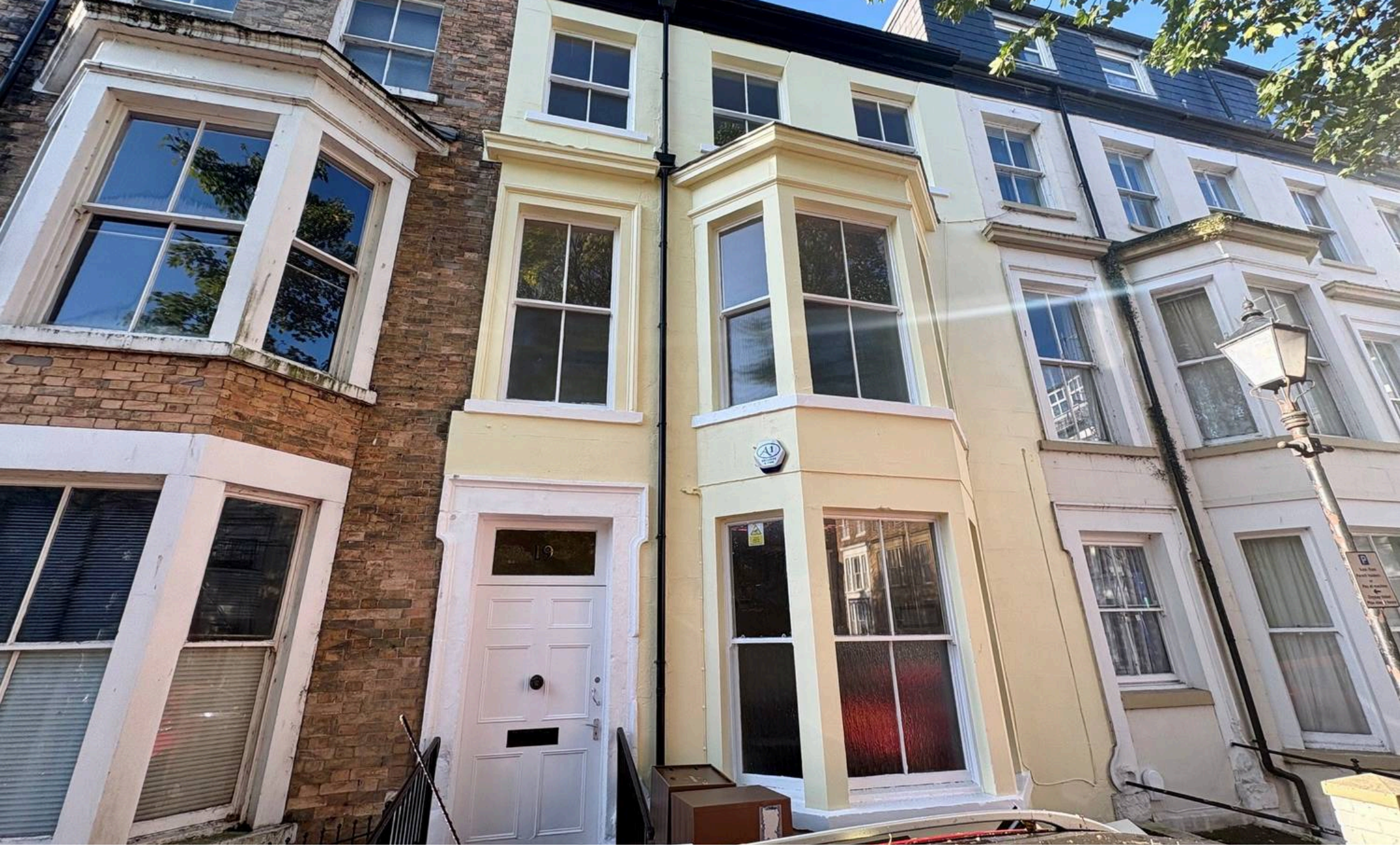


CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

Alma Square Dental Practice, 19 Alma Square

Rent - £12,000 pa (£1,000 pcm)







Alma Square Dental Practice

19 Alma Square, Scarborough

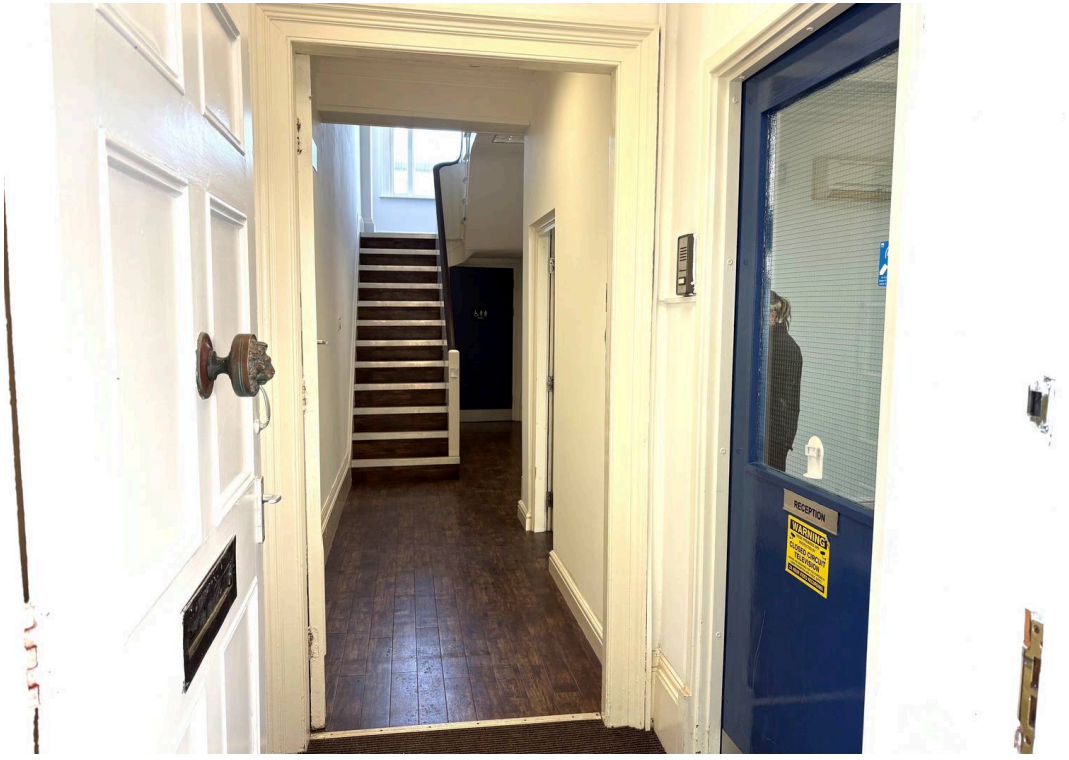
- Arranged Over 5 Levels
- Suit A Variety of Uses
- Two Car Park Spaces
- Central Location
- Internal Area 193sq m
- Offices To Let

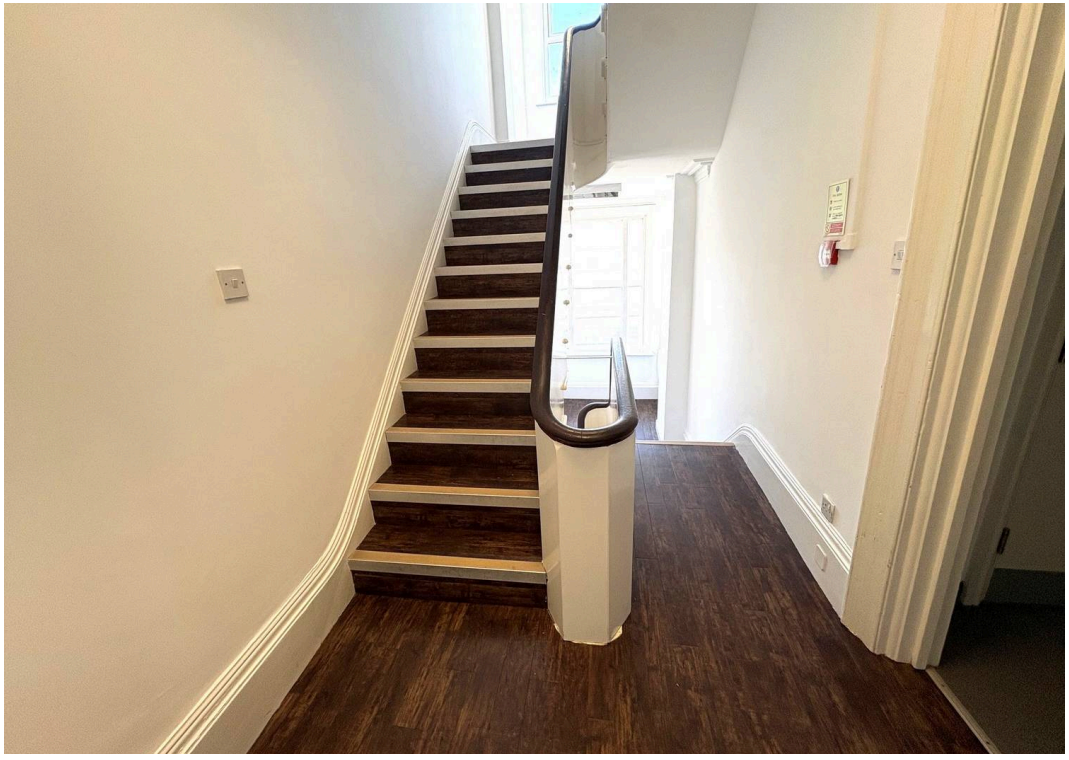
TO LET I Complete Victorian Terrace located on beautiful Alma Square in central Scarborough. The property had previously been let to a successful dental surgery for the last 15 years. The property is available to let on a new Full Repairing and Insuring Lease for a minimum 3 or 5 year term. All enquiries to CPH Commercial.

EPC: Band D (98).

Business Rates: Rateable Value - £10,250. The property qualifies for 100% small business rates relief.

Council Tax band: TBD


RECEPTION
WARNING









TOTAL FLOOR AREA : 3010 sq.ft. (279.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132