



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**Cayton Low Road, Scarborough,  
YO11 3BY**



## **Open Storage Land / Redevelopment Site**

\*The picture and plan are for identification purposes only

**\*Subject to Planning Permission\***

**2.365 acre site**

- **Predominantly tarmac surface**
- **Secure yard**
- **Excellent access to the A64 less than 1 mile away**
- **Great Redevelopment Opportunity**
- **Situated in the heart of an employment area**

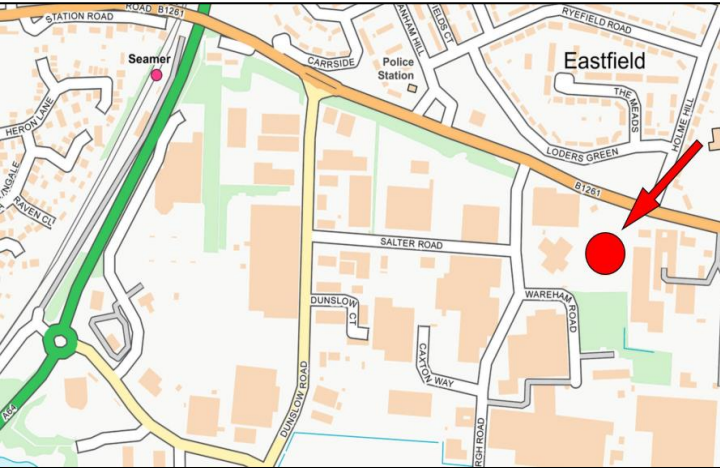




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### Location

The property is located just off Cayton Low Road (B1261) which is the main arterial road through the employment area in the town of Cayton. Cayton Low Road connects with the A64 which is less than a mile from the premises, this in turn provides access to the A1 Motorway to the south west and leads to the A171 road to the north which is the main coastal road connecting the north east of England.

Surrounding occupiers include Schneider Electric, McCains, UPM Raflatac and Secure & Confidential Documents Ltd.

### Description

The property comprises a detached premises divided into two separate bays constructed by way of a steel portal frame. Adjoined to the testing bay is the main office which has been confirmed to have Reinforced Autoclaved Aerated Concrete (RAAC). Further detail on this is enlisted within a phase two report which can be provided upon request.

In the north west region of the site is a small porta cabin used as an office by the previous occupier.

### Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Testing Bay (Warehouse)	568.3	6,117.13
Main Office	218.7	2,354.06
Porta cabin (Office)	109.1	1,174.34
<b>Total</b>	<b>896.1</b>	<b>9,645.54</b>

### Terms

The property is available on a freehold basis with vacant possession. Further information is available from the sole agents, Cushman & Wakefield.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

### EPC

The current EPC rating for the property is (D) 92.

A full copy of the energy performance certificate is available upon request.

### Rateable Value

The current rateable value for the property is £47,750 within the 2024 rating list. The current UBR for 2023/24 is 51.2p therefore the rates payable is per annum is £24,448.

### Overage

Overage provision: 21 years at 50% of any uplift in value will be payable if planning permission is granted for any change of use other than B2,B8, Sui Generis and use class E.

### Marketing

The marketing period will be for a minimum of three months and offers will be submitted on a sealed bids basis.

### Viewing

Strictly by prior appointment with the sole agents:-

Tom Cooley  
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[tom.cooley@cushwake.com](mailto:tom.cooley@cushwake.com)