

# FOR SALE / TO LET

IAIN SIMPSON  
— & —  
C O M P A N Y

## BUS DEPOT, BARRY'S LANE, SCARBOROUGH, YO12 4HA



### TWIN BAY INDUSTRIAL/WAREHOUSE PREMISES WITH DEDICATED PARKING

- Quality industrial/warehouse premises
- Dedicated parking and secure yard areas
- Established industrial area
- 2,968.8 m<sup>2</sup> (31,955 sq ft)

## LOCATION AND SITE PLAN

The property is located on Barry's Lane Industrial Estate, off Seamer Road, approximately 1 mile south-west of Scarborough town centre and benefitting from good access to Seamer Road/A64.



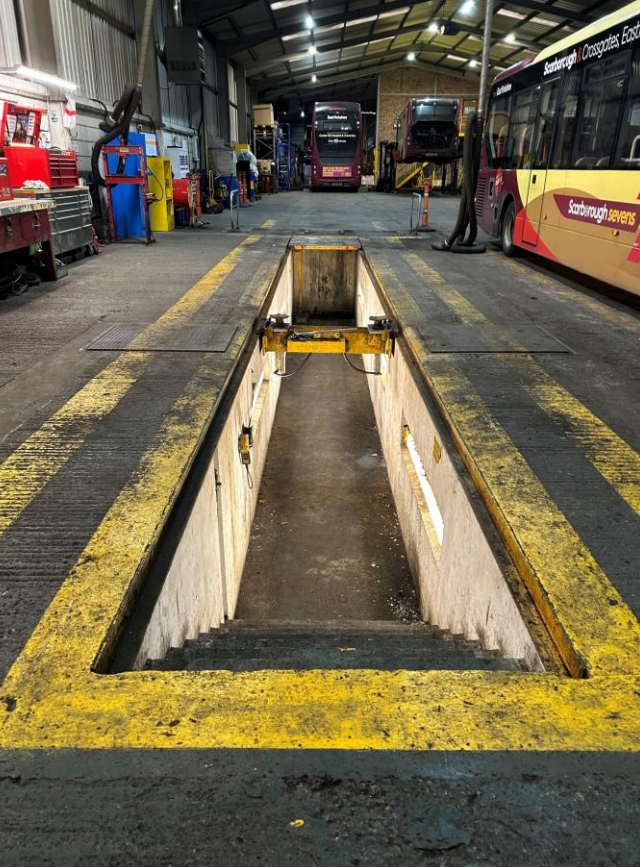
## DESCRIPTION

The premises comprises a twin bay steel portal framed unit including integral 2 storey office accommodation.

Benefitting from concrete floors throughout, incorporating 2 service pits, with a typical eaves height of circa 6m and numerous roller shutter doors creating access internally and externally.

Gross Internal Area: 2,968.8 m<sup>2</sup> (31,955 sq ft).





## ACCOMMODATION

- Open Fronted Warehouse: 514.9 m<sup>2</sup> (5,542 sq ft)
- Warehousing: 2,055.1 m<sup>2</sup> (22,121 sq ft)
- Mezzanine floor: 22.9 m<sup>2</sup> (246 sq ft)
- Office space: 375.9 m<sup>2</sup> (4,046 sq ft)
- TOTAL GROSS INTERNAL AREA: 2,968.8 m<sup>2</sup> (31,955 sq ft)

## RATEABLE VALUE

£84,500 (rising to £93,500 on the 1<sup>st</sup> April 2026).

## EPC

The property's energy rating is D. A copy of the EPC is available upon request.

## TERMS

The property is available for sale or on a new full repairing and insuring lease for a term of years to be agreed.

Vacant possession unlikely before January 2027.

## WAYLEAVES, EASEMENTS, AND RIGHTS OF WAY

The property is to be sold/let subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

### Important Information:

Iain Simpson & Company (the Company) for itself and for the vendor(s) or lessor(s) of this property for who, it acts as agent gives notice that: (i) These particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to this correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

## PRICE

Freehold: £1,600,000

Leasehold: £140,000 pax (terms to be agreed)

## VAT

VAT will be applicable.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agent:

Lottie Exton  
07471 033699  
[Lottie@iainsimpsonco.com](mailto:Lottie@iainsimpsonco.com)

Iain Simpson  
07930 580751  
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SUBJECT TO CONTRACT

FILE REF: 385

MAR 2026



CHARTERED SURVEYORS  
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