

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent position at the end of a pedestrianised section of Aberdeen Walk, opposite a **Post Office** and Aberdeen Walk Picture House now occupied by the **British Heart Foundation** and within close proximity to Westborough and the Brunswick Shopping Centre. The property benefits from good road links via the A165 whilst Scarborough Rail Station is within easy walking distance. The seaside resort of Scarborough lies approximately 40 miles north east of York and 42 miles north of Hull.

**PROPERTY**

Forming part of a substantial detached building (a former supermarket) comprising **4 Self-Contained Flats requiring extensive modernisation**, planned on the first and second floors, all overlooking Aberdeen Walk. A vehicular ramp at the rear of the property provides access to a first floor car park where the entrances to the flats are situated.

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 999 years from completion at a Peppercorn.**

**Offered with VACANT POSSESSION**

**4 Vacant Flats**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Point 9 in the 'Notice to all Bidders' page



**ACCOMMODATION**

**First Floor**

- Flat 1: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 700 sq ft)
- Flat 2: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 690 sq ft)

**Second Floor**

- Flat 3: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 700 sq ft)
- Flat 4: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 690 sq ft)

**VENDOR'S SOLICITORS**  
Goodman Derrick LLP – Tel: 020 7404 0606  
Ref: Ms. D. Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts