

CONFIDENTIAL – STAFF UNAWARE

Scarborough

Unit 27, Brunswick Shopping Centre

Retail unit To Let – 1,928 sq ft Sales

Scarborough is the 5th most visited resort in the UK.

Average weekly footfall figures of 125,000 (6.5 million per annum).



Location

Trading from two levels and with a 350 space multi-storey car park, Brunswick Shopping Centre is Scarborough's only fully enclosed scheme and provides approximately 12,499 sq m of prime retail space.

The shopping centre which is situated on Westborough, Scarborough's prime pitch and main pedestrian thoroughfare, is anchored by **Debenhams**.

Retailers within the scheme include **Next, Argos, Topshop, Topman, Dorothy Perkins, New Look, Bon Marche** and **Holland & Barrett**.

Accommodation

The unit is arranged on the upper level of the scheme and provides the following approximate area:

	Sq m	Sq ft
Ground Floor (Sales)	179.11 sq m	1,928 sq ft
Mezzanine (Storage)	19.60 sq m	211 sq ft

Lease

The unit is available by way of a new 15 year Full Repairing and Insuring lease.

Rent

£39,500 per annum exclusive.

Service Charge

The annual service charge for 2013 is £14,726.00 per annum.

Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value:	£44,000.00
Rates payable (2014/15):	£21,208.00

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Legal Costs

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

Viewing & Further Information

Strictly by prior arrangement only with:
Savills

Ground Floor
City Point
29 King Street
Leeds, LS1 2HL

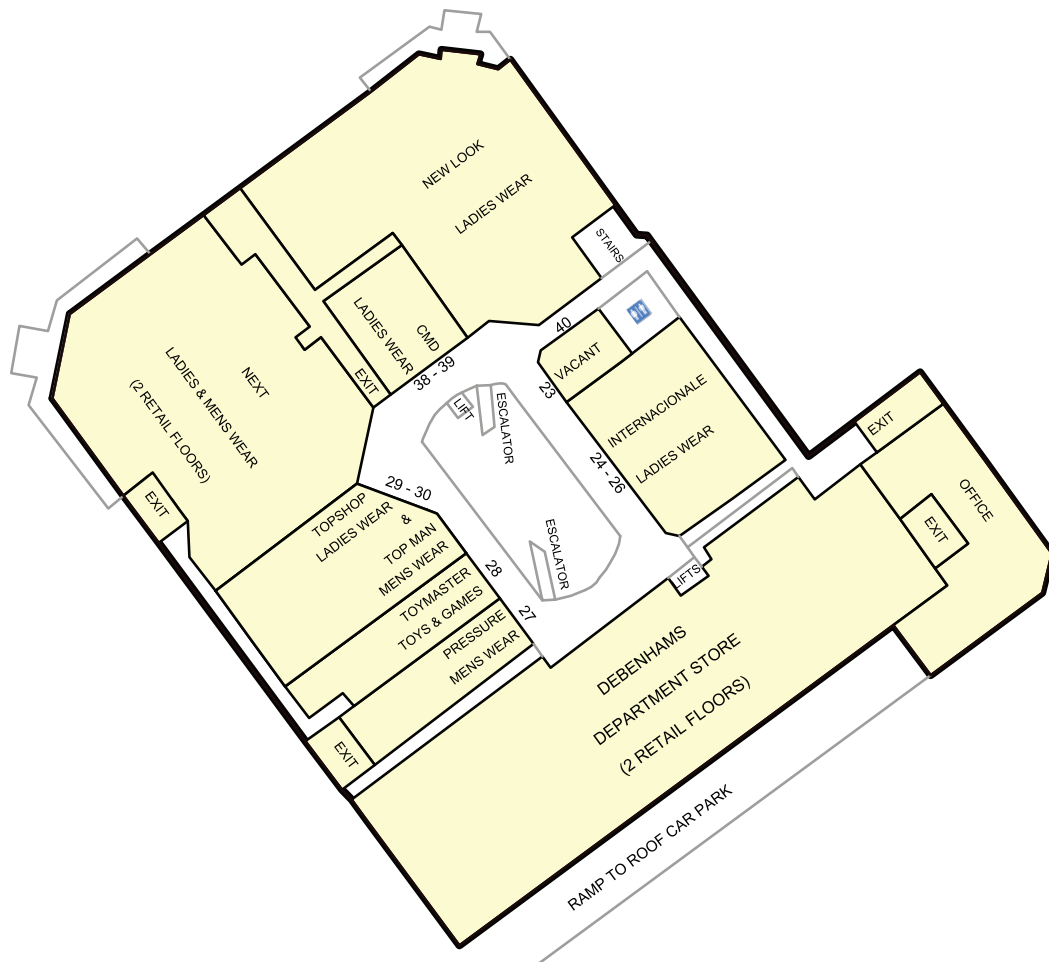
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Scarborough



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