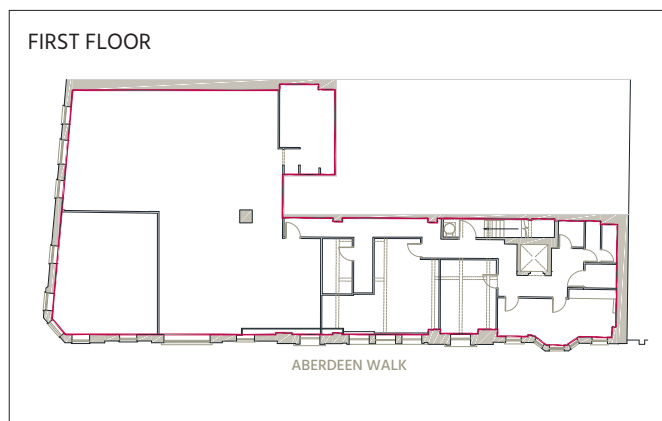
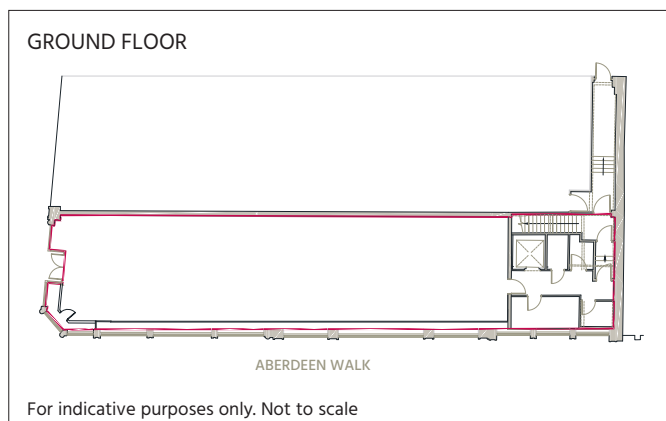




110/111 WESTBOROUGH, SCARBOROUGH, YO11 1LD



Location

Scarborough is an established resort town in North Yorkshire, approximately 40 miles north east of York. The property is located on Westborough and situated in a prominent corner position at its junction with Aberdeen Walk, and opposite the Brunswick Shopping Centre. Westborough is the prime retail pitch for the town centre and the property is in close proximity to other national retailers such as JD Sports, WH Smith, Boots, Waterstones and Poundland.

Description

The property benefits from substantial display frontages to both Westborough and Aberdeen Walk and comprises a generous sales area at ground floor level with ancillary storage and staff accommodation at first floor. The first floor is serviced by a goods lift. There is also the potential for the front part of the first floor to be used for sales.

Accommodation

We have measured the property in accordance with RICS Code of Measuring Practice, 6th edition and confirm the property extends to a net internal area of approximately:

Description	Area (sq ft)	Area (sq m)
Ground floor sales	2,660	247.12
First floor sales (potential)	2,396	222.60
First floor ancillary	1,183	109.90
Total NIA	6,239	579.62

Services

We understand the property benefits from all mains services. Prospective occupiers are advised to make their own enquiries with regards to services.

Energy Performance Asset Rating

EPC – D

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

80 This is how energy efficient the building is.

Terms

Available to let on a new lease on terms to be negotiated.

Rateable Value

We understand that the premises are currently entered in the 2017 Valuation List as:

Shop and premises, Rateable Value £83,000

This is not the liability for business rates payable and prospective occupiers should make their own enquiries of the Local Authority.

VAT

The property is elected for VAT

Viewing & Further Information

By appointment through the joint agents:

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Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
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