

RETAIL UNIT - TO LET (MAY SELL)

VALLEY BRIDGE ROAD, SCARBOROUGH, YO11 2PF



LOCATION

The property is prominently positioned at the junction of Valley Bridge Road, Somerset Terrace and Westwood, on the edge of Scarborough Town Centre and a short walk to Westborough prime retail pitch.

Scarborough is a popular East coast resort situated in North Yorkshire lying approximately 35 miles East of York and 40 miles North of Hull.

The property is located adjacent to Scarborough train station and a public pay and display car park to the north. It benefits from being situated in close proximity to national and local retailers including **Poundstretcher, Tesco and Sports Direct**.

DESCRIPTION

The property comprises of a large retail unit over two floors. The property offers ground floor retail accommodation with stores / office accommodation to the first floor. The premises comprise the following approximate areas.

Ground Floor Sales	514.28 sq m	(5,534 sq ft)
Ground Floor Storage / Servicing	765 sq m	(823 sq ft)
First Floor Storage	666.89 sq m	(7,176 sq ft)
Offices	71 sq m	(764 sq ft)
Service Yard (shared with Poundstretcher)	80.72 sq m	(869 sq ft)
Ground Floor / First Floor WC's		

RATEABLE VALUE

We are informed by the Valuation Office Agency the property is assessed for rating purposes from 2010 as follows:-

Rateable Value (2010) £67,500

Interested parties should verify the actual figure payable with the local Rating Authority.

LEASE

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £65,000 per annum exclusive.

COSTS

Each party will be responsible to pay their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (98).

A full copy of the EPC is available for inspection if required.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

VIEWINGS

All viewings to be arranged with the sole agents Sanderson Weatherall.

Contact: Peter Heron
Tel: 0113 221 6140
Email: peter.heron@sw.co.uk

Andrew Wilkinson
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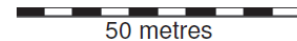
SUBJECT TO CONTRACT
PZH January 2013

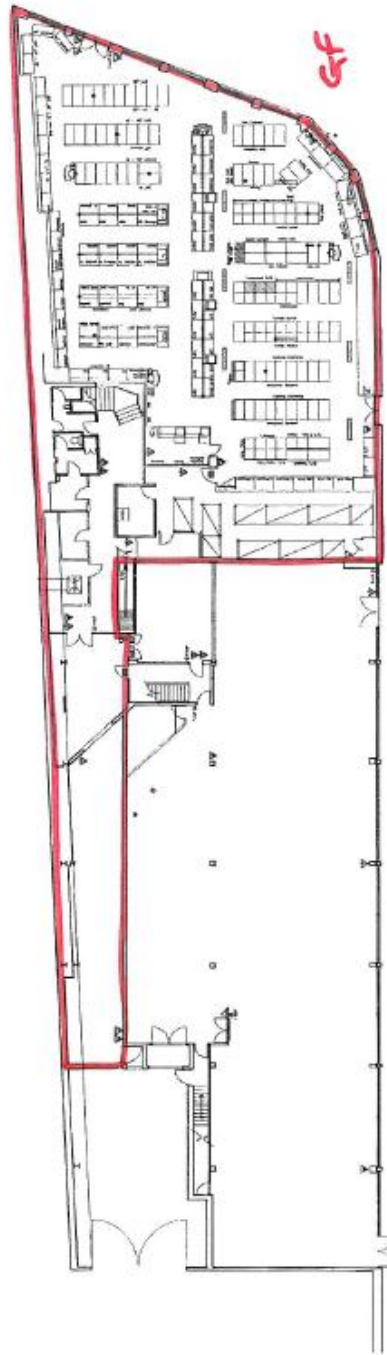
25 Wellington Street, Leeds, LS1 4WG **0113 221 6000** Fax 0113 221 6200 www.sandersonweatherall.co.uk

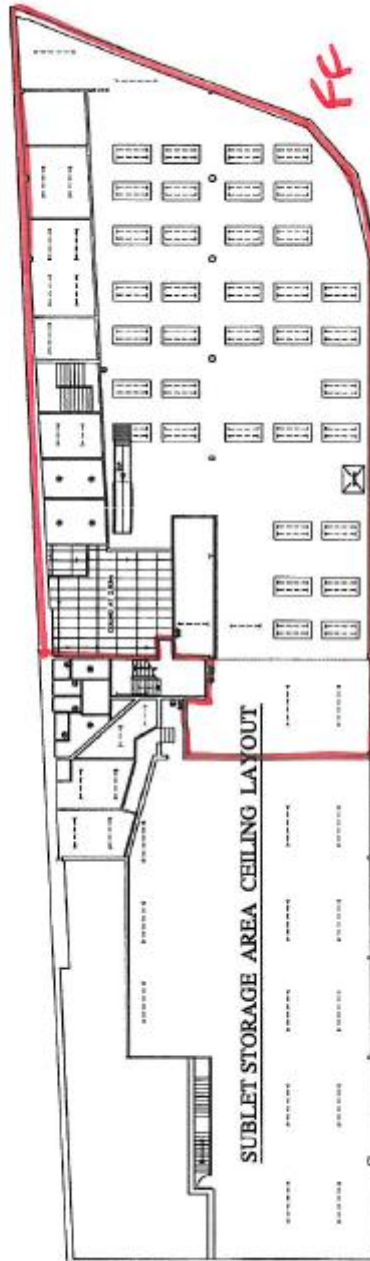
LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE BRISTOL

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over







Misrepresentation Act 1967:

Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agent it is gives notice that:-

- 1 These particulars do not constitute any part of an offer or contract.
- 2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
- 3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 4 The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall LLP nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.
- 5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP

Registered in England company number OC 344 770

Registered Office 25 Wellington Street Leeds LS1 4WG