

## Scarborough Unit 23, Brunswick Shopping Centre



- **Retail Unit To Let – 818 sq ft (75.99 sq m)**
- **Scarborough is the 5<sup>th</sup> most visited resort in the UK.**
- **Current spend is estimated to be in excess of £300 million per annum.**
- **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, Next** and **New Look**.

Retailers within the scheme include **Argos, Topshop, Topman, Dorothy Perkins, JD Sports, O2, Internacionale, Evans, Bon Marche** and **Holland & Barrett**.

### Accommodation

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

**Ground Floor (Sales)      75.99 sq m                      (818 sq ft)**

### Lease

The unit is available by way new 15 year Full Repairing and Insuring lease, subject to 5 yearly upward only rent reviews.

### Rent

£30,000 per annum exclusive.

### Service Charge

The annual service charge for 2012 / 2013 is £6,185.00 per annum.

### Rates

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

Rateable value:                      £30,250.00  
Rates payable (2013/14):        £14,248.00

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.

### IMPORTANT NOTICE

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### SUBJECT TO CONTRACT

### Viewing and Further Information

Strictly by prior arrangement only with

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



PRUPIM supports the Code for Leasing  
Business Premises in England and Wales  
2007, produced by The Joint Working  
Group on Commercial Leases.

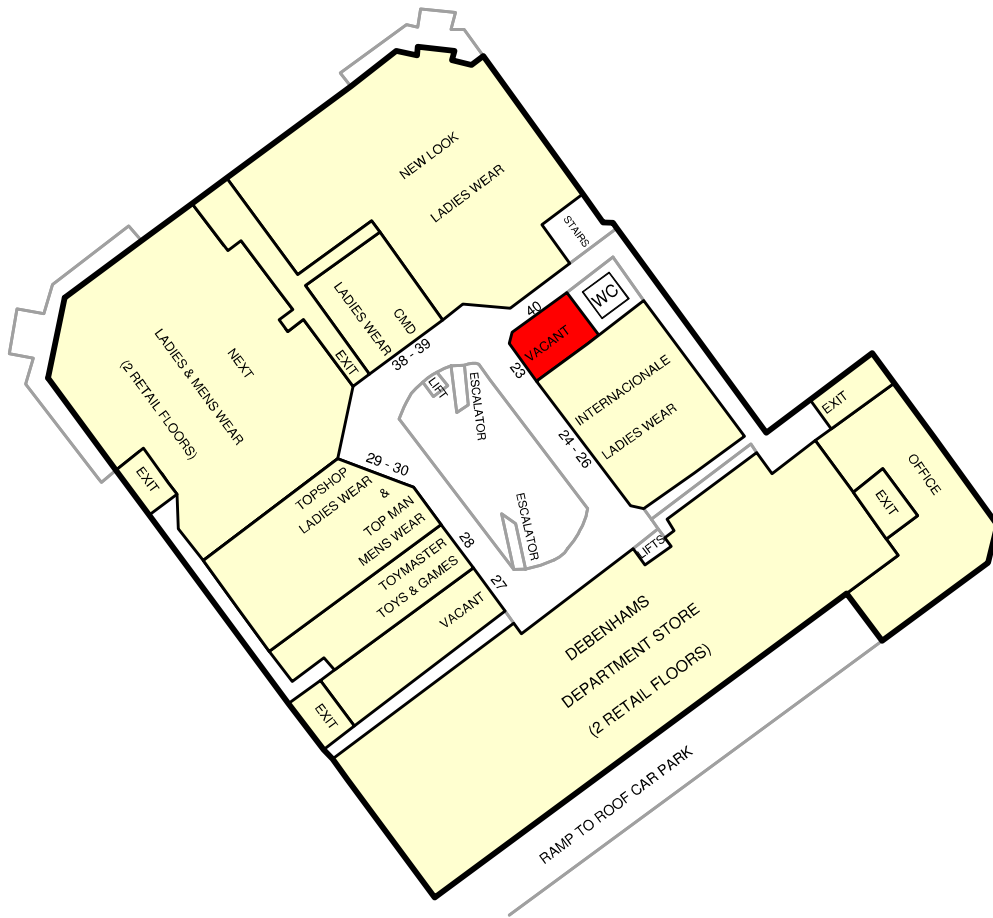
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Savills 12/11/2012



50 metres

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# Energy Performance Certificate

Non-Domestic Building

 HM Government

23 Brunswick Shopping Centre  
SCARBOROUGH  
YO11 1UE

Certificate Reference Number:  
0080-0739-0679-0920-3092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **51**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	76
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	79.87

### Benchmarks

Buildings similar to this one could have ratings as follows:

**24** If newly built

**64** If typical of the existing stock