

SCARBOROUGH – 95/96 WESTBOROUGH

PRIME WELL FITTED SHOP AVAILABLE SITUATED BETWEEN SPECSAVERS AND WATERSTONES WITH NEARBY OCCUPIERS INCLUDING NEXT, BOOTS AND COSTA

**** SHORT TERM / TEMPORARY POP-UP LETTINGS CONSIDERED ****



LOCATION

Scarborough is a popular Yorkshire seaside town situated some 40 miles east of York and 42 miles north of Hull. It is the largest town on the south side of the North Yorkshire Moors National Park and hence benefits from a strong tourist trade.

The premises are situated in a prime position on the pedestrianised section of Westborough between **Waterstones** and **Specsavers** and immediately opposite The Brunswick Shopping Centre. Other retailers situated close by include **Boots, Next, Bon Marche, Costa, Holland & Barrett** and **Poundland**.

THE PROPERTY

The premises offer the following approximate dimensions and net internal floor areas:

Internal Width	-	10.82 m	35' 06"
Shop Depth	-	21.79 m	71' 06"
Ground Floor Sales	-	207.64 m ²	2,235 sq.ft.
Basement Ancillary	-	51.10 m ²	550 sq.ft.
First Floor Ancillary	-	102.94 m ²	1,108 sq.ft.
Second Floor Ancillary	-	81.29 m ²	875 sq.ft.
Third Floor Ancillary	-	80.08 m ²	862 sq.ft.
Fourth Floor Ancillary	-	60.94 m ²	656 sq.ft.

EPC

An EPC is available upon request.

COSTS

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

LEASE

The premises are held by way of a full repairing and insuring lease for a term to expire on 30th January 2021, without further review at a current passing rent of **£85,000 p.a. excl.**

TERMS

Offers are invited for the benefit for our client's leasehold interest.

[NB: Alternatively a new lease may be available from the landlord whilst short term / temporary lettings will also be considered. Further information is available upon request.]

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	£104,000
UBR (2019/2020)	-	50.4p

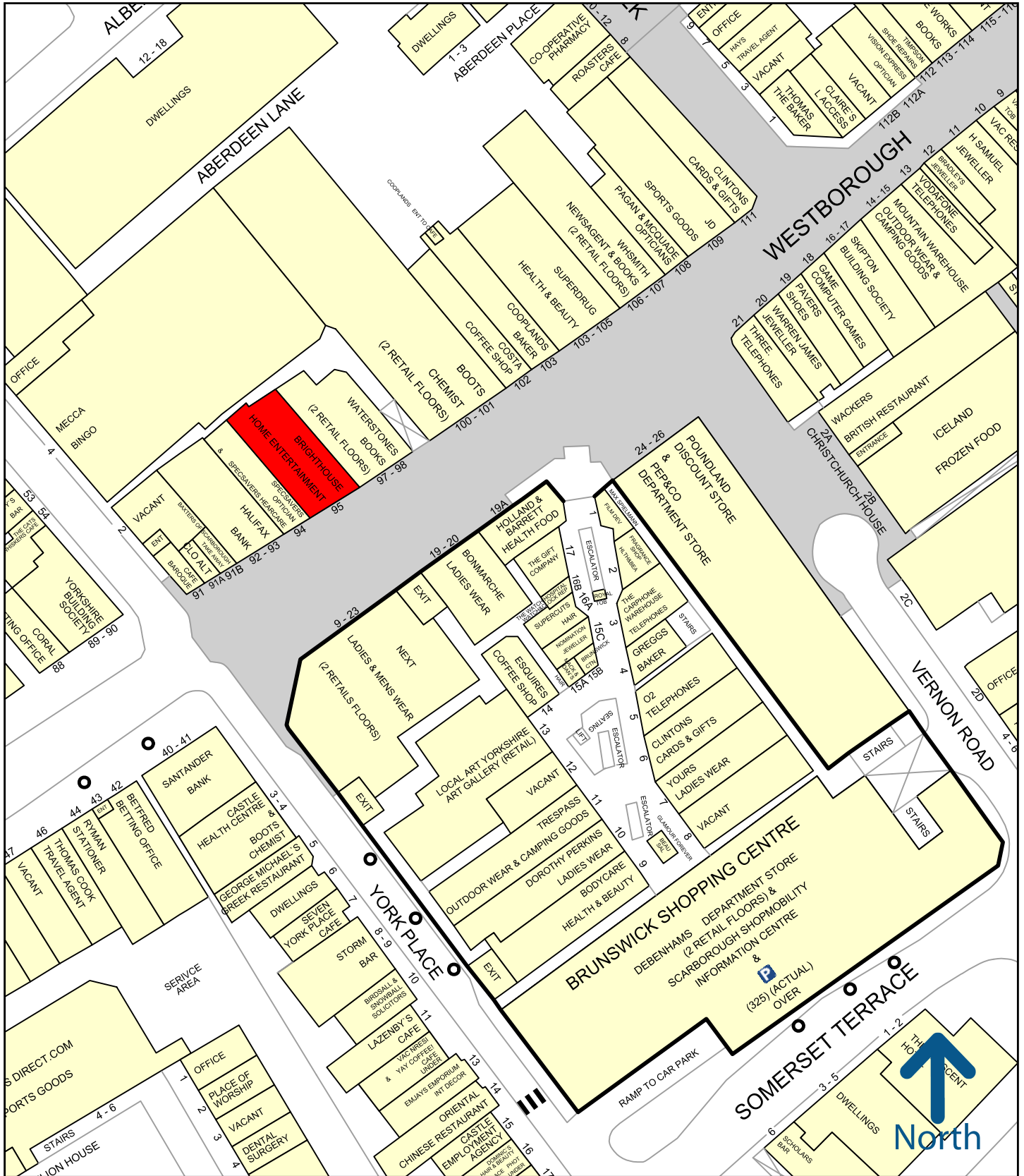
Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Scarborough Borough Council – Tel: 01723 232 323

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

John Mortimer johnmortimer@sprrg.co.uk or
Sean Varilone seanvarilone@sprrg.co.uk

Tel: 020 7409 2100



50 metres



Experian Goad Plan Created: 10/05/2019
Created By: Smith Price RRG

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Ordnance Survey 100019885

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