

SCARBOROUGH

UNIT 2, 86/87 NEWBOROUGH YO11 1ET

PRIME SHOP TO LET

LOCATION

The property occupies a prime trading location on the pedestrianised Newborough being adjacent to **Grape Tree**. Nearby multiple retailers include **Card Factory, Edinburgh Woollen Mill, EE, The Works, H Samuel, Greggs, Pandora, Weird Fish, Shoe Zone, Marks & Spencer, Savers, Cotton Traders** and **Millets**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Window frontage	18'10"	5.8 m
Internal width (front)	25'6"	7.8 m
Shop depth	54'4"	16.6 m
Ground floor sales	1,693 sq ft	157.3 sq m
First floor ancillary	1,620 sq ft	150.5 sq m

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£60,000** (sixty thousand pounds) per annum exclusive.



ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£74,500
UBR 2020/2021	49.9p
Rates Payable 2020/2021	£37,175.50

For verification purposes prospective tenants are advised to make their own enquiries with Scarborough Borough Council (01723 232323).

EPC

The property has a rating of D88 . A certificate and recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

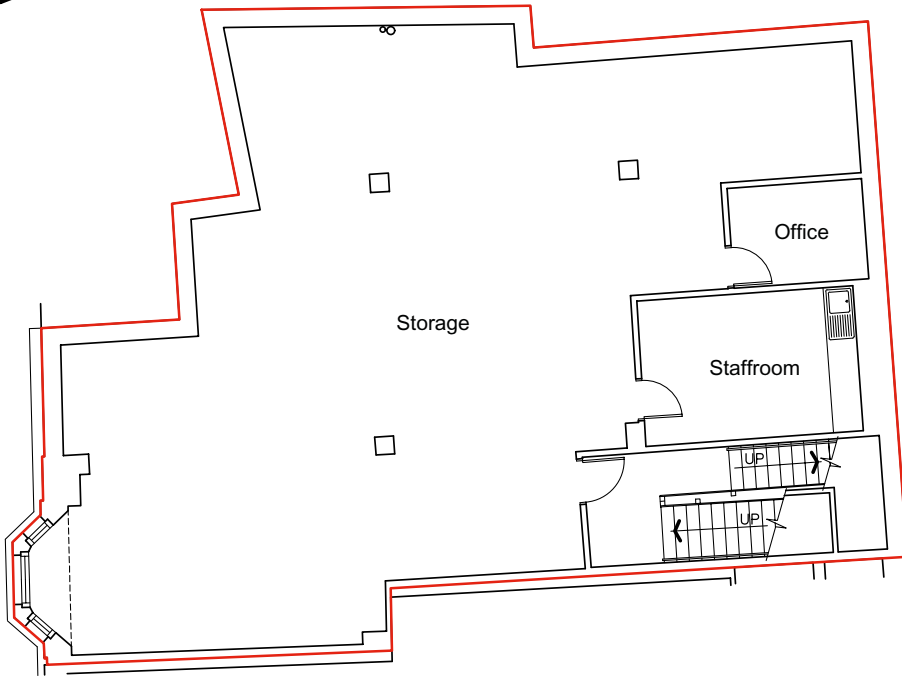
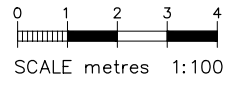
Prices, outgoings and rentals are exclusive of, but are liable to, VAT.

LEGAL COSTS

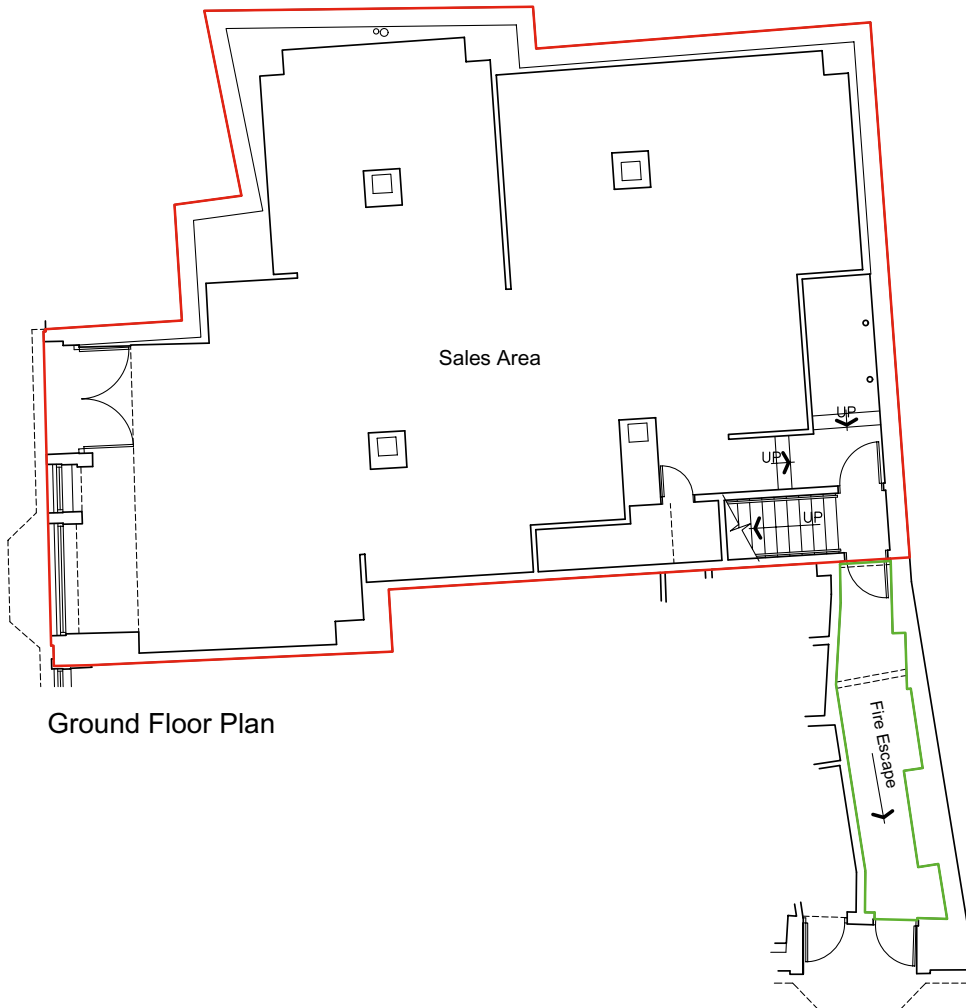
Each party is to be responsible for their own legal costs incurred in this transaction.

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33/37 Watgate Row
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First Floor Plan



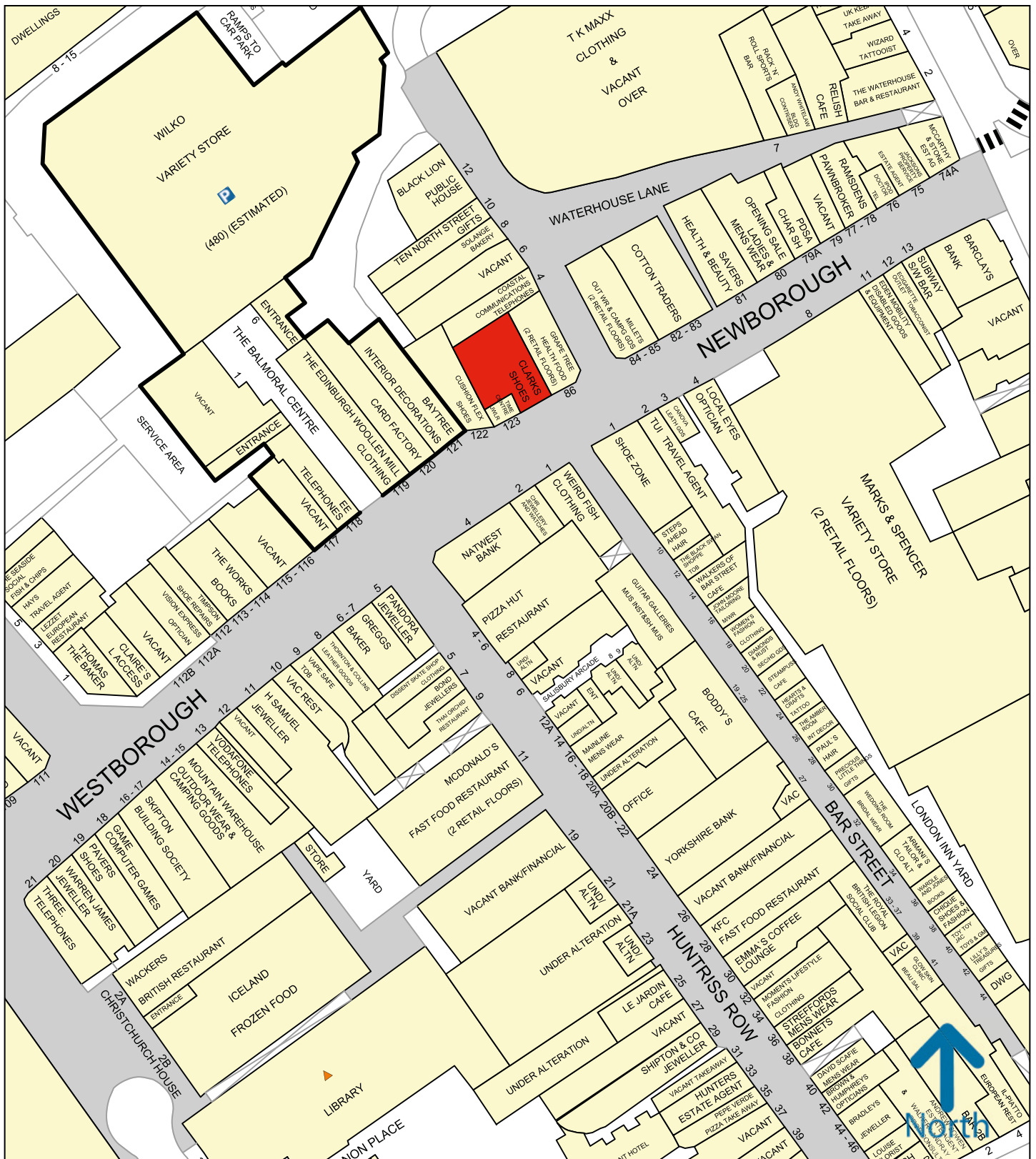
Ground Floor Plan

VIEWING

STRICTLY by appointment through:- Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444. Email: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/ld/200820



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