

REDUCED PRICE

SCARBOROUGH

UNIT 2, 86/87 NEWBOROUGH YO11 1ET

PRIME SHOP FOR SALE

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, first, second and attic 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
Second floor store	1,498 sq ft	139 sq m
Third floor store	Void	Void

FREEHOLD

The property is offered freehold with full vacant possession and offers in the region of **£325,000** (three hundred and twenty five thousand pounds) which represents **£67.55 per square foot capital value** are sought.



ASSESSMENTS

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

Rateable Value	£41,500
UBR 2023 / 2024	49.9p

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of **75%** on the rates payable from **1st April 2023** until **31st March 2024** (up to a total saving of £ 110,000 per business). This information is for guidance only and 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

The property has **NOT** been elected for VAT.

LEGAL COSTS

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

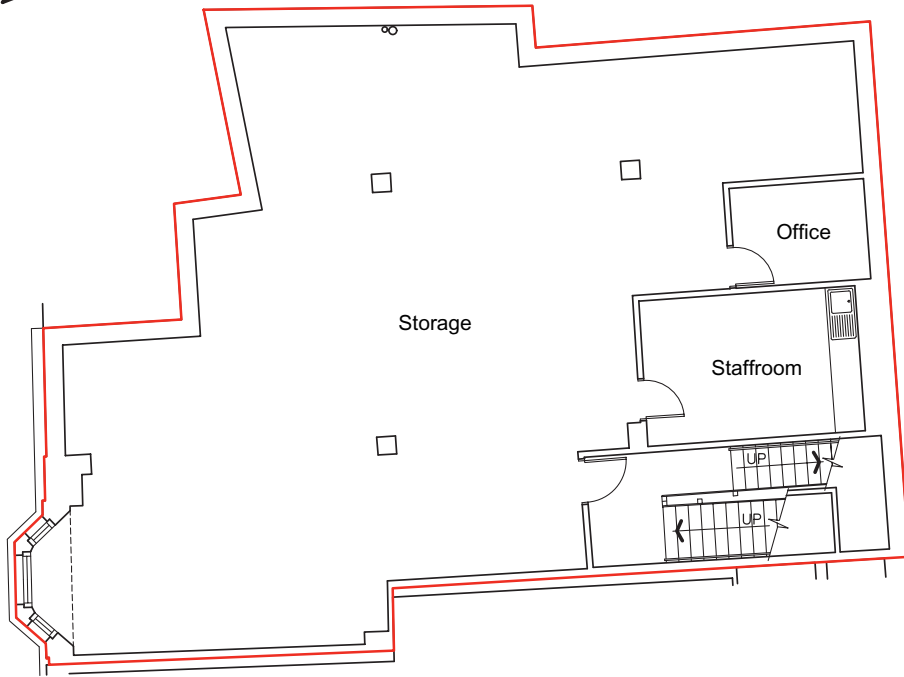
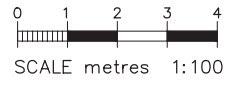
VIEWING

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

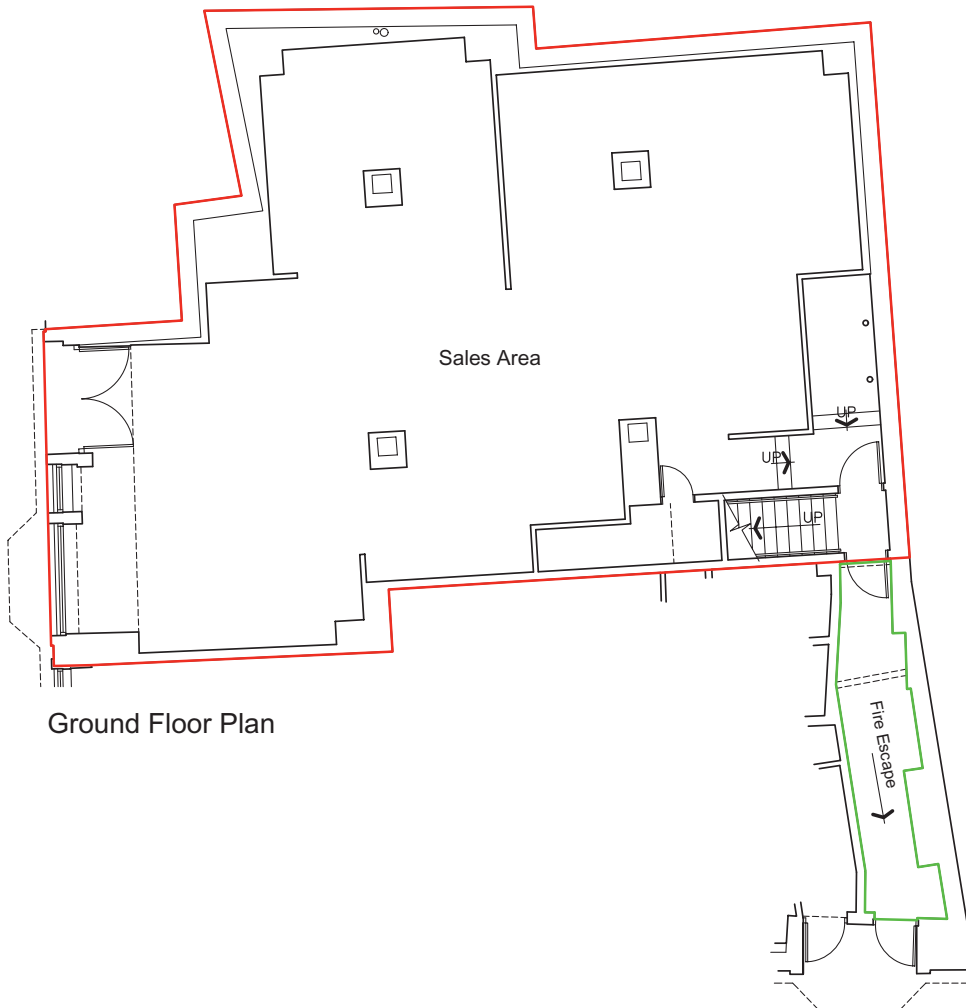
SUBJECT TO CONTRACT

HWO/ld/041022

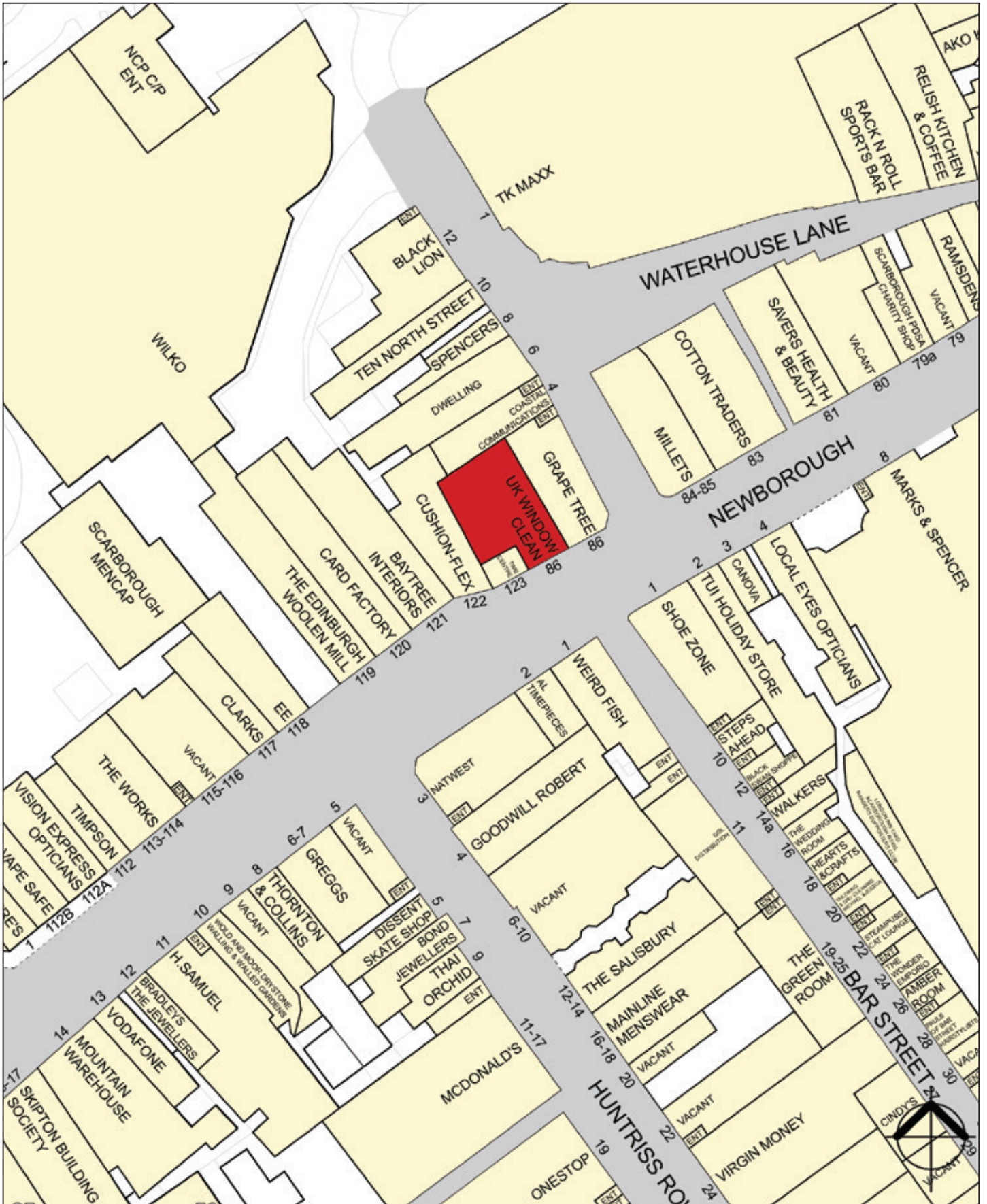
Tel: 01244 403444



First Floor Plan



Ground Floor Plan



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