

122 WESTBOROUGH
SCARBOROUGH YO11 1LP



**A prominent town centre property offering an opportunity for a range of business types
(subject to planning)**

- **RETAIL/SHOWROOM PREMISES**
- **ON SITE PARKING**
- **CENTRAL TOWN LOCATION**
- **UPPER FLOOR OFFICES AND STAFF FACILITIES**
- **FLEXIBLE TERMS (SUBJECT TO STATUS)**

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

TO LET

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

LOCATION

The subject property is situated in Scarborough town centre on Westborough the towns main shopping street which comprises a large number of the UKs most recognised retailers.

Westborough is a well-established pedestrianised central road that connects to Newborough and the Brunswick Shopping Centre.

Scarborough is a historic town that is a popular holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a population of 63,000 people approx. and a larger district catchment.

As well as being a famous seaside resort, the town has previously achieved an international commercial reputation having been voted Europes most enterprising town. It hosts a number of well known businesses with major employers McCain Frozen Foods, Associated Cold Stores, Anglo American Mining and Plaxton Coachworks..

DESCRIPTION

The subject property comprises a terraced 3-storey building of traditional brick construction with a glazed retail frontage at ground floor level.

Internally the property is laid out to provide an open retail showroom area on the ground floor with ancillary fitting and storage. At first and second floor level there is further storage and staff facilities.

FLOOR AREA (Net Internal approx)

| | |
|------------------------------|----------------------------------|
| Ground Floor Sales/ancillary | 119.47 sq m (1,285 sq ft) |
| First Floor Stores | 52.00 sq m (560 sq ft) |
| Second Floor Store | 25.40 sq m (273 sq ft) |
| TOTAL | 196.87 sq m (2,118 sq ft) |

USE POTENTIAL

We believe the property is ideal for a continuation of retail use but could also suit a range of commercial uses (subject to planning as required), for example;

- Showroom/Offices
- Leisure/food
- Healthcare uses

The owner can discuss any ideas a potential tenant may have for the property.

RATES

From enquiries made on the VOA website we believe that the property has a rateable value of £44,500 subject to the uniform business rate. Interested parties are advised to make their own enquiries to the local rating authority.

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TERMS

The property is available for lease by way of a new FRI leaseassignment or under-lease for a term of years to be agreed.

RENTAL

Asking rental of £35,000 per annum

VAT

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

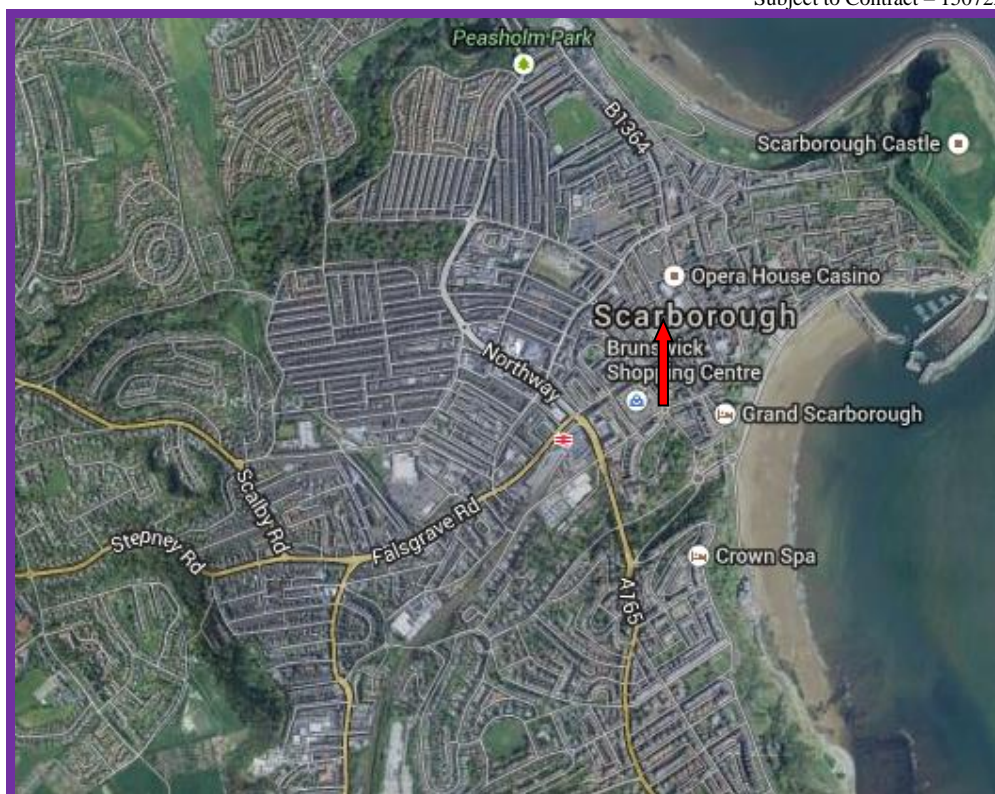
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

For viewing arrangements and further information please contact Andrew McBeath andrew@mcbeathproperty.co.uk or 07725 416002, 01904 692929.

Subject to Contract – 150722



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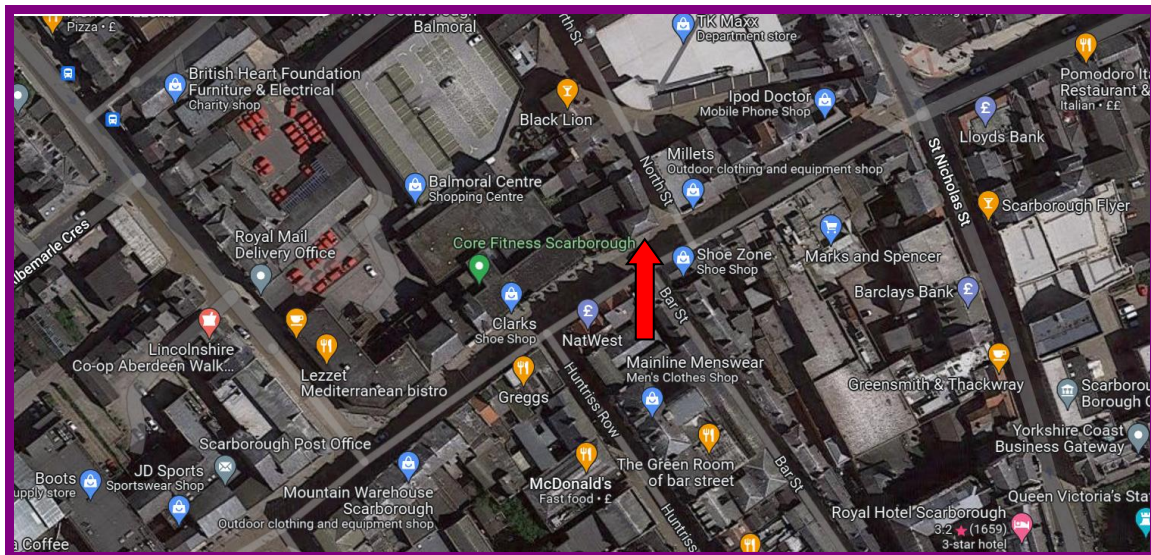
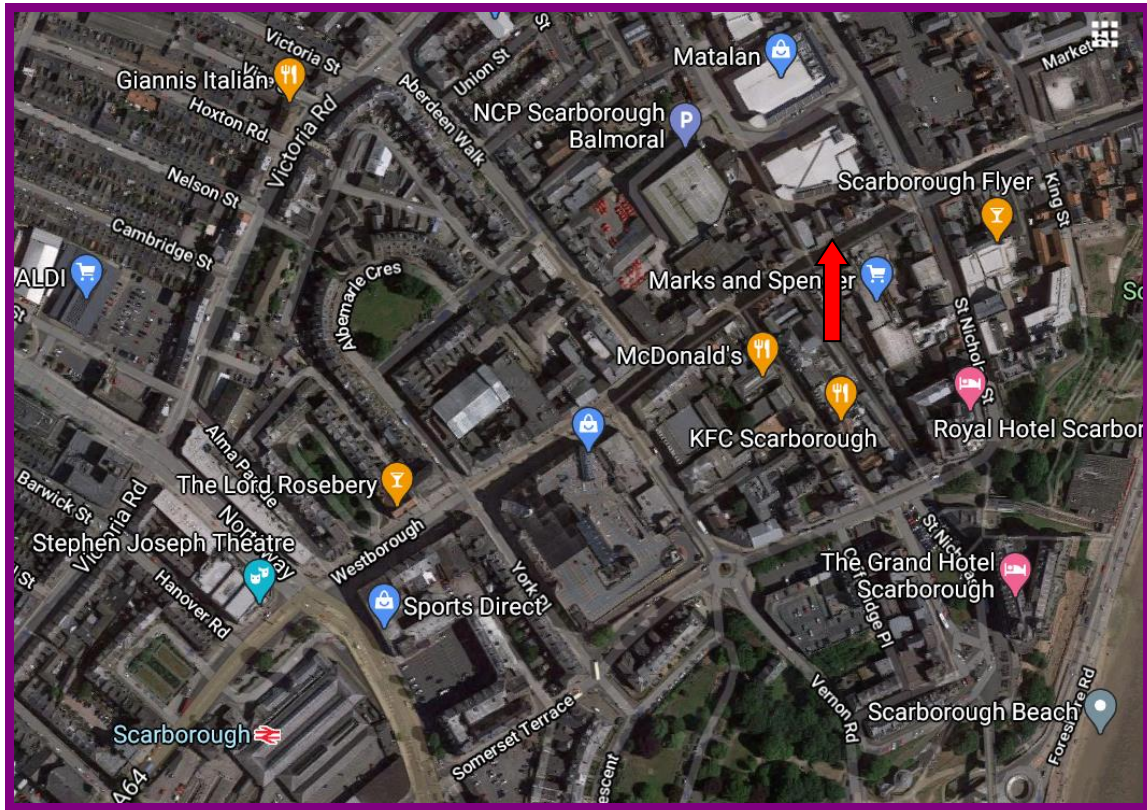
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

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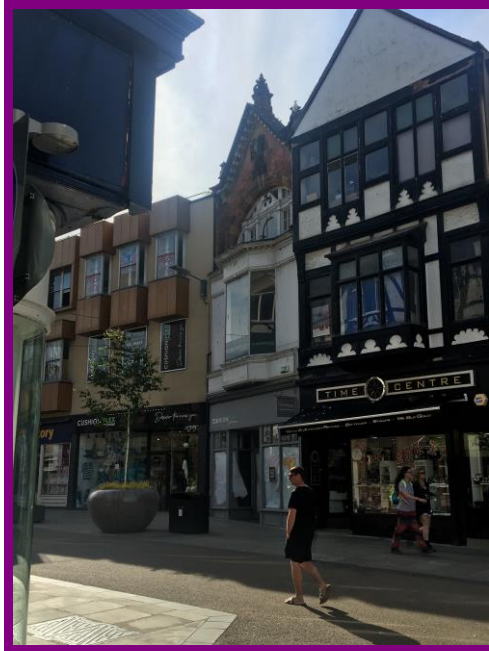
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