

TO LET 14,268sqft 1st floor

Large Retail Premises in busy thoroughfare just off Newborough
2 Chapman's Yard, Scarborough YO11 1DW



LOCATION

Scarborough is an east coast seaside town, with excellent road connections and direct rail services north and south. The property is positioned on a prominent corner location at the junction of North Street, Waterhouse Lane and St Thomas Street. The premises are opposite Matalan and are located above a large TK Maxx store in a busy pitch. Wilko are also close by and there is the benefit of an NCP Car Park which provides circa 440 spaces. North Street also has a 156-space car park.

ACCOMMODATION

The unit provides a modern floor plate with a prominent high level corner frontage which allows customer access via a lift or via an escalator. Servicing is from North Street via a dedicated loading door and lift facility. The premises provide the following approximate net internal floor areas:

Ground floor access	290 sqft	26.94 sqm
First floor sales	13,978 sqft	1,298.56 sqm

PLANNING

The property has the benefit of A1 retail use although may be suitable for alternative forms of retail use subject to local authority planning consent.

LEASE TERMS

The property is to be made available by way of a new full repairing and insuring lease by way of service charge contribution for a term to be agreed. Annual service charge is currently (2019) £4,323 per annum (£3.24 per sqm). This may be subject to annual change during the term of the lease. **Rental offers in the region of £87,500 per annum exclusive are required.**



BUSINESS RATES

The property is entered into the Valuation List at RV £81,500. The current Uniform Business Rate for 2019/2020 is 50.4p making the standard rates payable : **£81,500 x 0504p = £41,076** **Interested parties should contact the local authority or Valuation Office to verify this information or discuss matters in greater detail and to establish if any relief is available.**

ENERGY PERFORMANCE

Rating B - 47

A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

All figures within these terms are exclusive of VAT where chargeable.

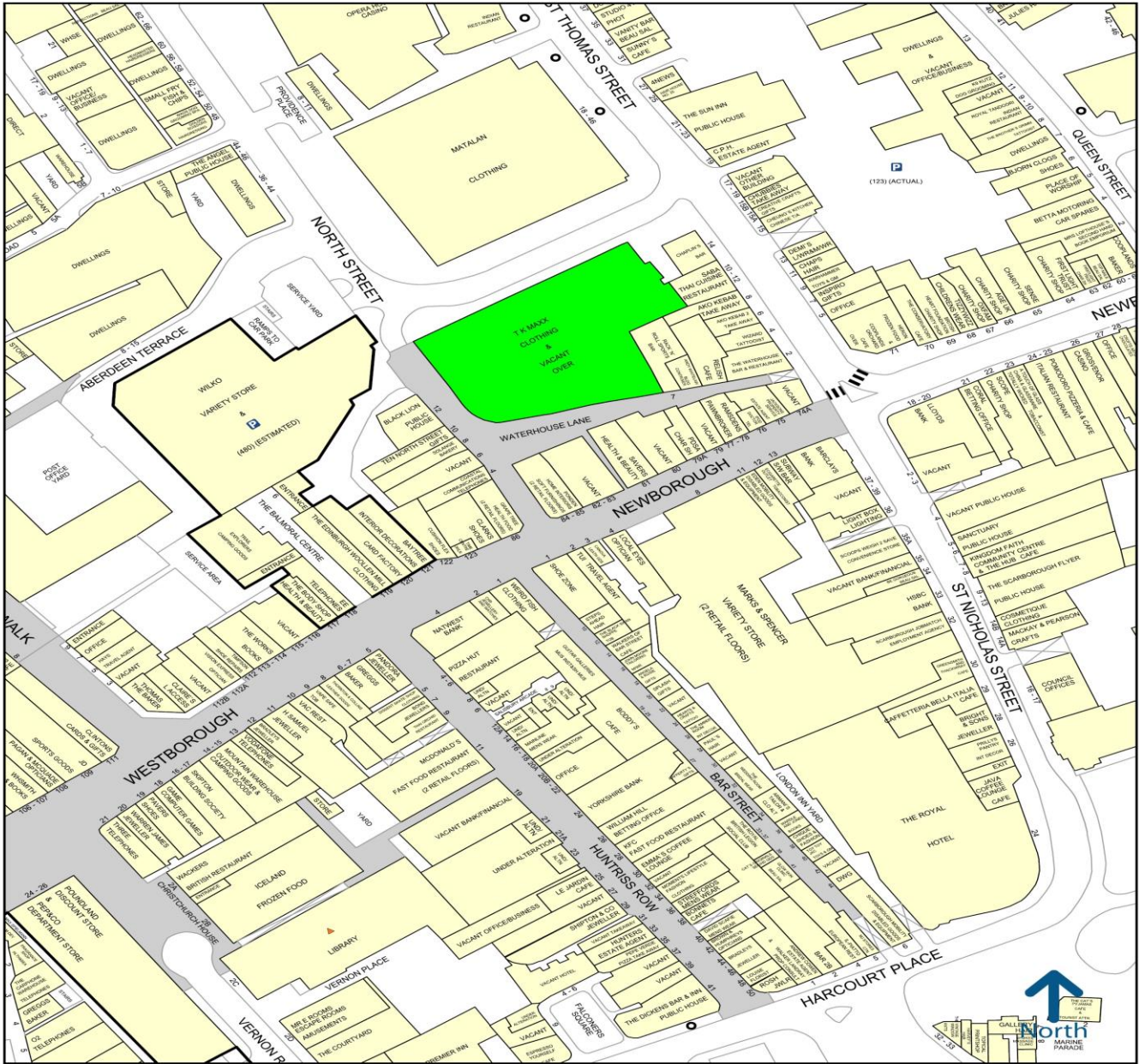
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