

SHOP TO LET



47 WESTBOROUGH SCARBOROUGH YO11 1UN

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

LOCATION:

The property is located in Scarborough Town Centre on the principle route from the railway station to the sea front. Westborough forms part of Scarborough's main shopping area and occupiers in the immediate vicinity include William Hill, Nationwide Building Society, Ryman, Betfred and Santander.

ACCOMMODATION:

The accommodation with the following approximate areas is:-

Ground Floor	1,363 sq ft	126.6 sqm
First Floor	431 sq ft	40.0 sqm
Toilets		
Second Floor	506 sq ft	47.0 sqm
Third Floor	549 sq ft	51.0 sqm
Basement	698 sq ft	64.9 sqm

LEASE TERMS:

The property is available on a new lease on effectively full repairing and insuring terms for a term of years in multiples of 5 years with 5 year upward only rent reviews

RENT:

Rental offers in the region of £25,000 per annum are invited

RATES:

Rateable Value	£20,750
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LEGAL COSTS:

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

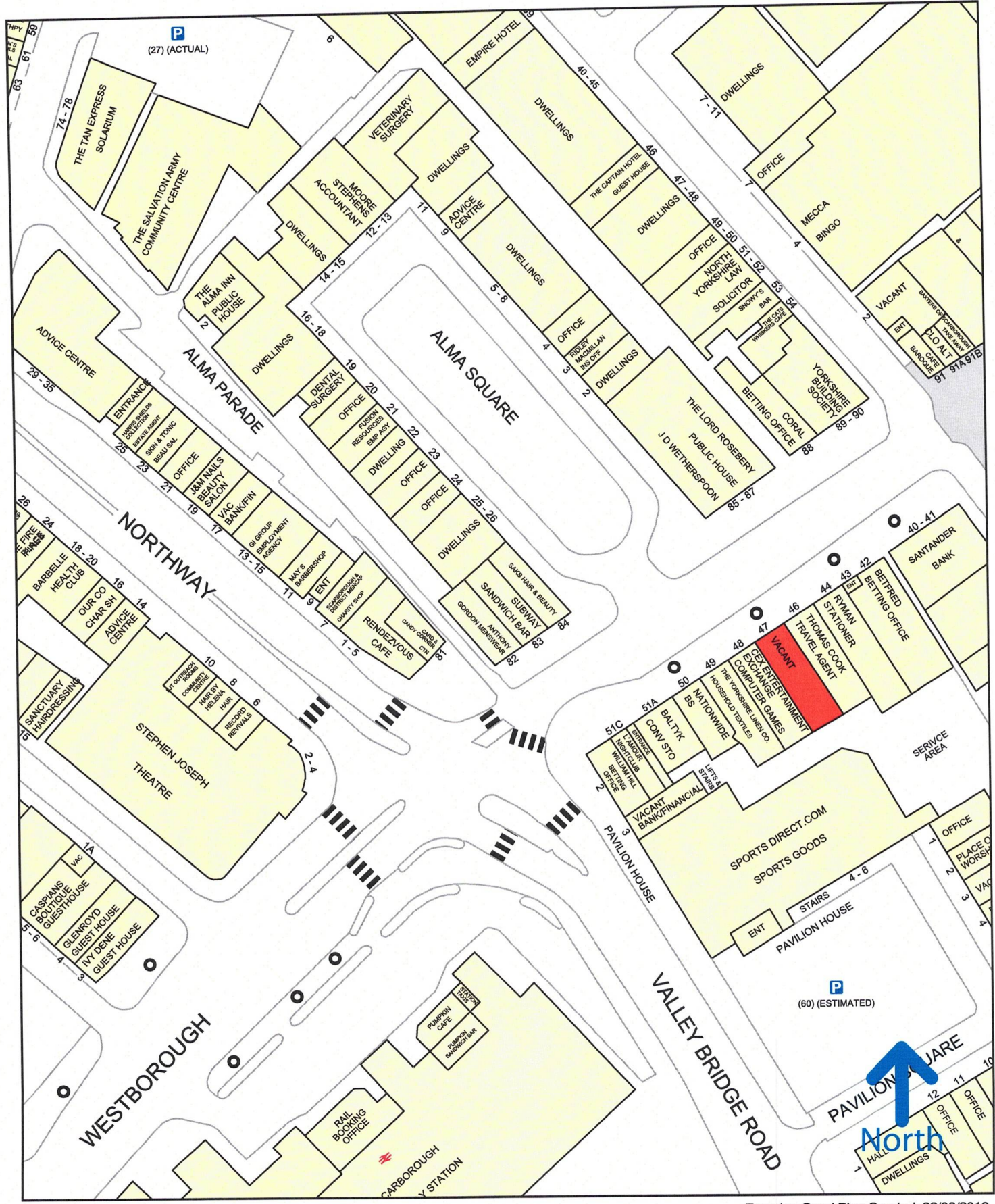
VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**



50 metres

Experian Goad Plan Created: 22/08/2019
Created By: Heaney Micklethwaite



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Energy Performance Certificate



Non-Domestic Building

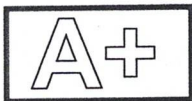
Thomas Cook Ltd
47 Westborough
SCARBOROUGH
YO11 1UU

Certificate Reference Number:
0270-7986-0389-9410-9020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **105**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	429
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	68.22

Benchmarks

Buildings similar to this one could have ratings as follows:

55 If newly built

86 If typical of the existing stock