

Colin Ellis

commercial



RETAIL UNIT TO LET

44 SANDSIDE, SCARBOROUGH, YO11 1PG

A RARE OPPORTUNITY TO ACQUIRE A PRIME SEA FRONT RETAIL UNIT ON SCARBOROUGH'S ICONIC SANDSIDE. SET IN AN ENVIABLE POSITION OVERLOOKING THE HARBOUR, IN THE FAMOUS SEASIDE TOWN OF SCARBOROUGH. THE UNIT HAS APPROXIMATELY 1,000 SQ FT OF GROUND FLOOR SPACE WITH ANCILLARY STORAGE AND STAFF FACILITIES ON THE LOWER GROUND FLOOR.

LEASEHOLD £15,000 per annum +VAT



LOCATION

Scarborough is an east coast holiday resort town, with a total catchment population of approximately 82,000 people. The town has recently been voted Europe's most enterprising town and benefits from a huge influx of holiday makers during the summer season. Sandside has been the subject of major investment by the local authority in the last few years including new street lighting, paving and street furniture. The subject building is situated on a busy parade overlooking the harbour and within close proximity to Harbour bar ice cream parlour, Pizza Express, Ask Restaurant and Harry Ramsdens.

THE PREMISES

Offering over a 10 metre frontage the unit stands prominently with two sets of bi-folding doors inviting customers into the retail unit with suspended ceiling, vinyl flooring and various display shelving. A store room to the rear. On the lower ground floor there is additional store rooms and staff WC facilities.

TENURE

Full Repairing and Insuring lease

THE LEASE

New lease available direct from landlord.

RENT

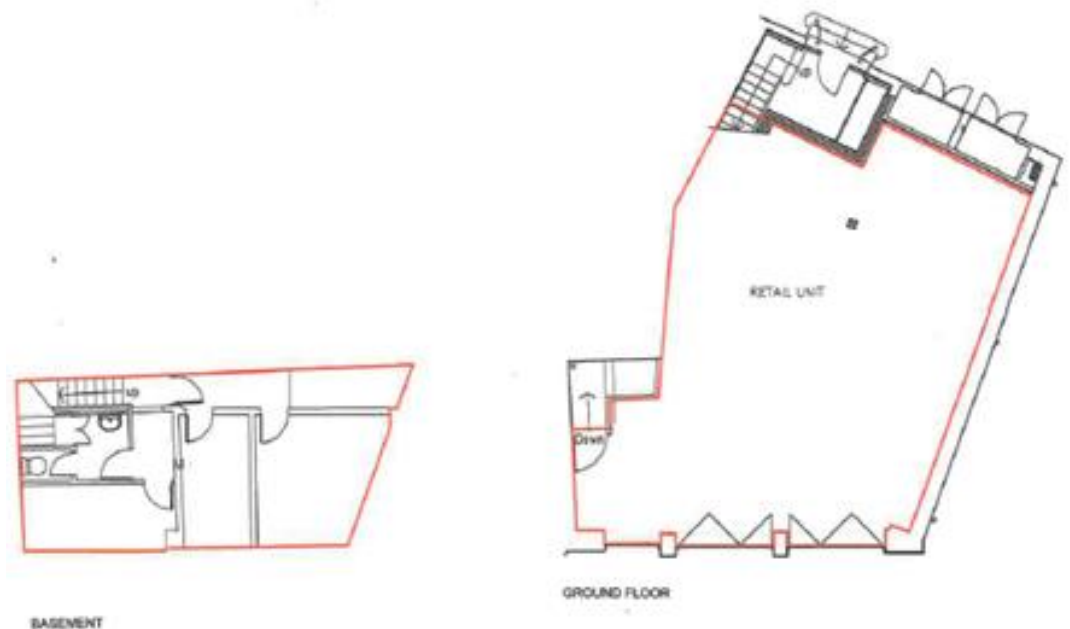
Commencing rent of £20,000 per annum + VAT exclusive of rates and services 2017/2018 is £22,250.

RATEABLE VALUE

From enquires to the VOA web site it is believed that the rateable value for the year

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