

SCARBOROUGH - 80 NEWBOROUGH STREET - SHOP TO LET

- **100% Prime Location**
- **1,531 SQ FT GR FL SALES**
- **Opposite M&S**



Location

The premises are situated in a prime and very busy location on Newborough Street, directly opposite **M&S**, and adjacent to **Savers**, with **Millets**, **Cotton Traders**, **Barclays**, **TK Maxx** and **Shoe Zone** all in close proximity.

Size

The property is arranged over ground, first and second floors with the following approximate dimensions and floor areas:

Internal Width	26 ft 3 ins	8 m
Ground Floor Sales	1,531 sq ft	142.28 sq m
1 st Floor Storage	1,088 sq Ft	101.12 sq m
2 nd Floor Storage	442 Sq ft	41.08 sq m

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to vacant possession.

Rent

£39,500 per annum exclusive of rates and insurance.

Business Rates

Rateable Value £64,000

Interested parties should verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available upon request.

Please see reverse for location map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information

Strictly by prior arrangement only with

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