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your trusted property experts

**Falsgrave Road,  
Scarborough, YO12 5EG**

**Rent - £14,000 Per Annum**

A surprisingly spacious retail unit located in the very busy trading location of Falsgrave Road. The units offers a gross floor area of approximately 1,345 sq ft (125 sqm) and includes store areas to the rear.

The property currently operates as a children's café and play area, having previously traded as an off licence for a number of years, and would suit a variety of users.

## FULL DESCRIPTION

Ground floor retail unit with central door and display windows to either side along with an electric roller shutter door.

## BASEMENT AREA

## LOCATION

The unit is situated on the busy trading location of Falsgrave Road, which is on the main A64 road leading into the town centre.

## SERVICES

All mains services are believed to be connected or available to the unit.

## TERMS

Landlord & Tenant Act lease with a current passing rent of £14,000 pax

## VIEWING

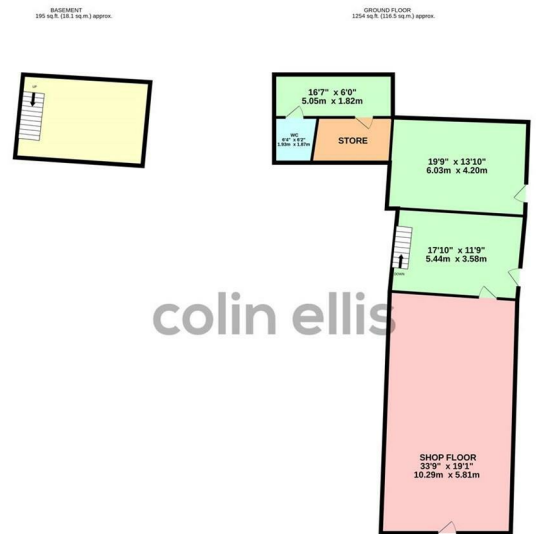
Contact Colin Ellis Property Services for viewings on 01723 363565

## LEGAL COSTS

All parties are responsible for their own legal costs.

## PARKING NOTES

On Street Parking



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TOTAL FLOOR AREA: 1443 sq ft (134.6 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, whether stated or not, should not be regarded as a guarantee for any specific purpose or commitment. The actual, square and contents shown have not been based on any plan or map and are only approximate to the actual dimensions of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-101)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Falsgrave Road - 18008668  
 Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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