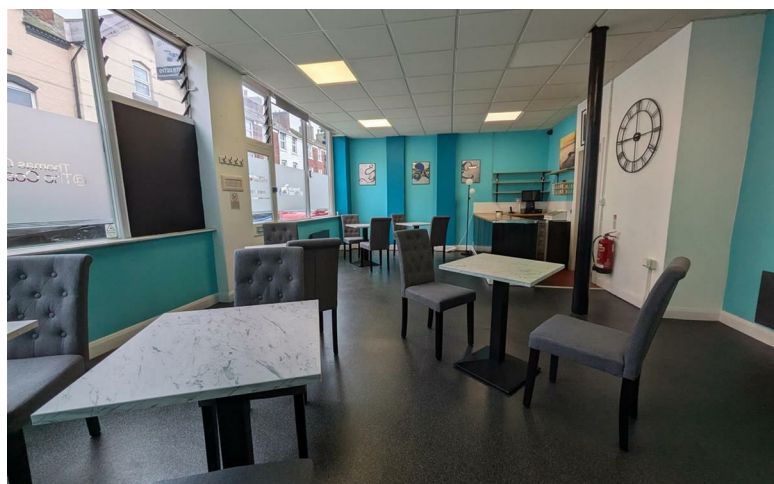
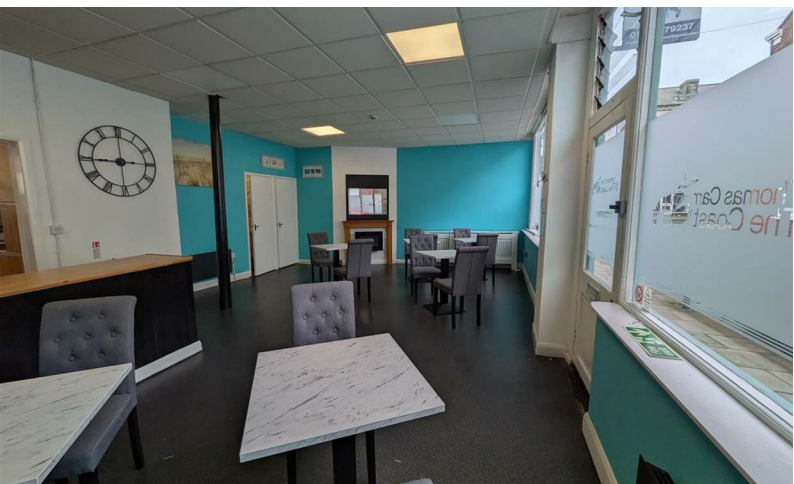




colin ellis
your trusted property experts

Hoxton Road,
Scarborough, YO12 7ST

Rent - £6,000 Per Annum

We are offering this Cafe/Retail Unit on Hoxton Road, situated towards Scarborough town centre, which can be used for variety of uses subject to change of use.

CAFE/RETAIL AREA

Seating area with approximately 28 covers with Counter service area.

LADIES W.C.

W.C and Wash hand basin

GENTS W.C.

W.C and Wash hand basin

KITCHEN

stainless steel sink , kitchen cupboards and worktop

PREPARATION AREA

Double Drawer stainless steel sink

LEASE

Leasehold. Remaining terms of a 5 year lease with a 3 year break clause.
Break at 10th January 2028

TERMS

LEASE:

RENT: Currently £6,000 per annum - partial payment for buildings insurance.

A Rent Deposit of £1000 (2 months' rent) will be required

Ingoing £2,000 for items in cafe/restaurant

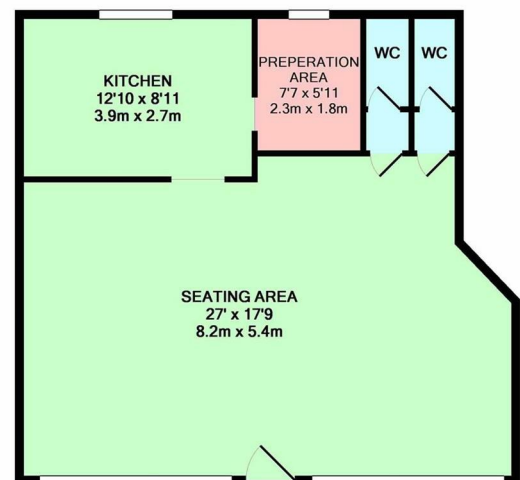
RATES

BUSINESS RATEABLE VALUE:

Current rateable value (1 April 2026 to present)
£6,600

OTHER

N/B: The unit is also available to be used on different purposes/businesses subject to change of use.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hoxton Road - 18798288

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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