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your trusted property experts

**St. Nicholas Street,
Scarborough, YO11 2HF**

Business For Sale - £20,000

A ground floor retail unit on the ever busy shopping parade on St Nicholas Street, which is one of the busy roads in Scarborough town centre. The unit offers a gross floor area of approximately 109 sqm (1173 sq ft) with additional WC and kitchen facilities. The property has been a clothes shop for over 18 years with the present owner and is selling due to retirement.

MAIN SALES AREA

5.07 x 4.44 (16'7" x 14'6")

Counter, Electric Storage Heaters changing rooms

REAR SALES AREA

9.41 x 4.36 (30'10" x 14'3")

Changing room,s Fire Exit,

STORAGE AREA

4.10 x 2.96 (13'5" x 9'8")

Storage area

REAR OFFICE AREA

4.27 x 2.11 (14'0" x 6'11")

Office area

W.C

Wash hand basin and w.c

KITCHEN AREA

2.74 x 0.81 (8'11" x 2'7")

BASEMENT

9.62 x 3.93 (31'6" x 12'10")

Storage Area

RENT

£9,500 per annum with North Yorkshire Council

BUSINESS RATES

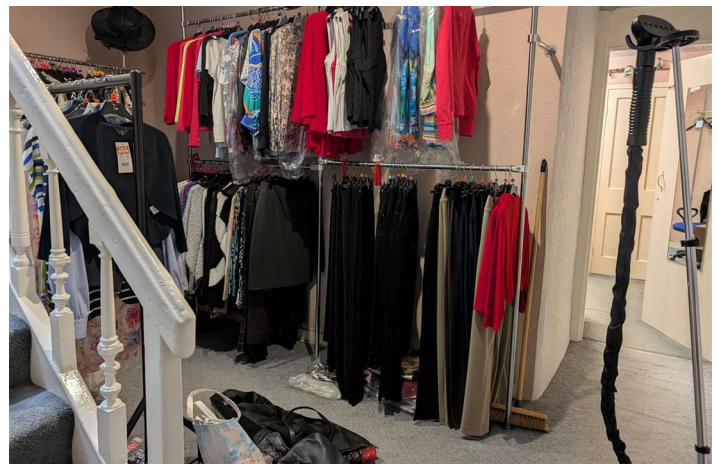
Current business rateable value of £ 7,900 per annum. Small business rates relief may apply and all enquires should be made to the local authority.

VIEWING

Viewings are arranged with Colin Ellis Property Services Ltd

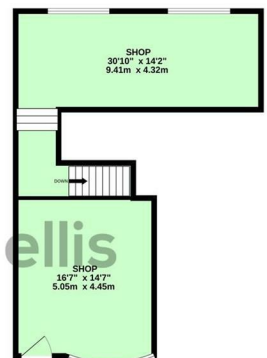
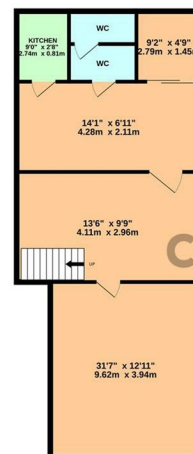
TENURE

Leasehold till March 2026 - Renewable with North Yorkshire Council



BASEMENT

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other thing are approximate and the responsibility is borne by the purchaser. The plan is for illustrative purposes only and should not be used for any other purpose. The seller, agent and any other person are not responsible for any errors or omissions in the floorplan. The plan is for illustrative purposes only and should not be used for any other purpose. The seller, agent and any other person are not responsible for any errors or omissions in the floorplan. The plan is for illustrative purposes only and should not be used for any other purpose. The seller, agent and any other person are not responsible for any errors or omissions in the floorplan.

St. Nicholas Street - 18724681

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(61-80)	B		
(41-60)	C		
(21-40)	D		
(1-20)	E		
(1-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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