



colin ellis
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

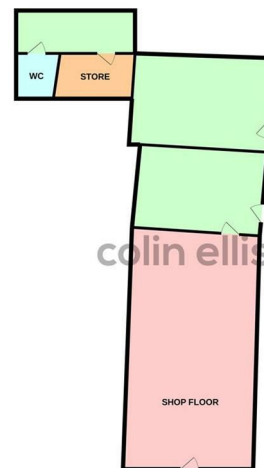
All parties are responsible for their own legal costs.

PARKING NOTES

On Street Parking



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, Colin Ellis Property Services is not responsible for any errors or omissions. The floorplan is provided for information only and should not be used as a basis for any legal proceedings. The floorplan, photos and particulars have been prepared and the purchaser agrees to be bound by the floorplan.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk