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**Newborough,
Scarborough, YO11 1NA**

Rent - £20,000 Per Annum

Situated on Newborough, Scarborough, this commercial retail unit presents an excellent opportunity. Spanning approximately 137 square metres, or 1,474 square feet, the spacious sales area is designed to accommodate a diverse range of businesses, making it a versatile choice for various retail ventures.

The property boasts a well-appointed first floor, which includes a store and a staff WC. Its location in the town centre guarantees high foot traffic, providing an ideal setting for attracting customers and enhancing visibility for your business.

This retail unit is available on a new lease directly from the landlord.

LOCATION

The unit is situated on Newborough, just off the pedestrianised shopping precinct and benefits from an all year round trading location.

THE PREMISES

Double opening pedestrian doors with display windows to the front, open plan sales area that is currently partitioned off to allow for a rear store area.

FIRST FLOOR

Staff kitchen / rest room with WC facilities

TENURE

New lease direct from the landlord with terms to be agreed.

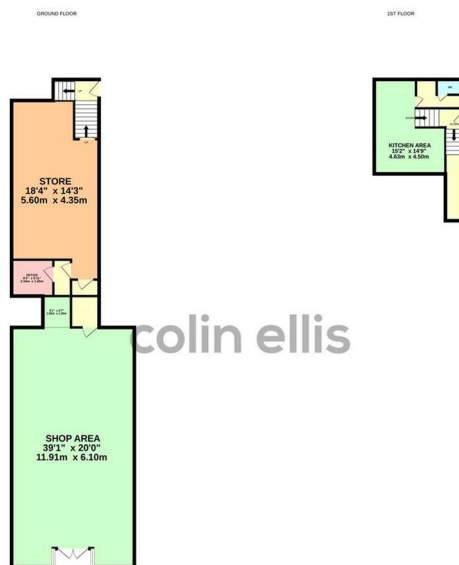
RENT

Commencing rent of £20,000 per annum.

VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions, fixtures and fittings should be taken on site and are not to be relied upon for any purpose other than as a guide only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser is advised to verify the accuracy of the floorplan and to obtain a copy of the floorplan from the seller.

Newborough - 18689211
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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