



colin ellis

your trusted property experts

**North Street,
Scarborough, YO11 1DE**

Rent - £12,000 Per Annum

Looking for NEW business premises? This versatile commercial unit is located in Scarborough town centre and is split across two floors. The unit has a gross floor area of approximately 118 sqm (1,270 sq ft) across each floor and would be suitable for a variety of uses, RETAIL with WAREHOUSING, WORKSHOP with OFFICES, GYM, DANCE STUDIO (subject to local authority planning permission) and has previously been used as a trade counter / warehouse. It also has the benefit of a parking space Available immediately with a new lease direct from the landlord.

THE LOCATION

The unit is situated on North Street in Scarborough town centre, which is within walking distance of the main pedestrianised shopping precinct of Westborough and opposite the Pay and Display Car Park on North Street.

THE BUILDING

This versatile two storey building would suit a variety of operators, being previously used as a trade counter with warehousing space. There is a pedestrian door to the front along with a display window. To the side there is a forecourt that can be used for parking or storage that leads to a large double door opening to the unit.



GROUND FLOOR

L shaped unit with the main area being 5.2 m x 13.2 m along with stairs to the first floor, opening around to an additional area of 7.63 m x 6.5 m which includes an office and an additional set of stairs.

FIRST FLOOR

Main area of 5.2 m x 13.2 m including a kitchen, door opening to a second area of 7.6 m x 6.5 m that includes a WC and wash basin.



TENURE

Offered with a new Landlord & Tenant Act lease with terms to be agreed.

RENT

Commencing rent of £12,000 per annum

BUSINESS RATES

We believe the business rateable value for the year 2024 is £10,000 per annum and small business rates exemption or relief may apply.

VIEWING

Strictly via sole agents, Colin Ellis Property Services on 01723 363565

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TOTAL FLOOR AREA: 1277 sq ft. (118.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any services or equipment and cannot guarantee as to their operability or efficiency. No guarantee is given.
Moly and Molyneux 2024

North Street - 18578410
Council Tax Band -
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	Planned
Very energy efficient - lower running costs	(92 plus) A		
(81-90) B			
(70-79) C			
(55-64) D			
(39-44) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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