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**Ramshill Road,
Scarborough, YO11 2LW**

Rent - £8,000 Per Annum

Located on the vibrant Ramshill Road in Scarborough, this ground floor retail unit presents an excellent opportunity for business operators seeking a prime trading location. Spanning a generous gross floor area of 64 square metres (approximately 690 square feet), the space is well-suited for a variety of business ventures.

Previously home to a bakery and butchers prior, the unit has a history of successful trade. With its strategic location and ample space, this retail unit is perfect for those looking to establish or expand their business in a bustling area of Scarborough. Whether you envision a café, boutique, or another retail concept, this property offers a blank canvas to bring your vision to life. Offered with a new lease with terms to be agreed.

LOCATION

Ramshill Road is a busy all year round trading location with a vast mix of businesses in the vicinity ranging from hair and beauty salons to general stores.

THE UNIT

4.6 m x 10.5 m (15'1" m x 34'5" m)
Pedestrian door with glass display window opening to the main sales area which is currently divided into two and could easily be opened up. Steps to the rear left hand side leading up;

KITCHEN

2.2 m x 3.9 m (7'2" m x 12'9" m)
Window to the rear, lined walls, stainless steel extractor and canopy, sink unit.

STORE ROOM

2.8 m x 2.8 m (9'2" m x 9'2" m)

WC

WC and wash basin.

TENURE

Leasehold. We are offering a new landlord & tenant act lease with terms to be agreed.

RENT

Commencing rent of £8,000 per annum, paid monthly in advance.

VIEWING

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

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GROUND FLOOR
693 sq ft (64.2 sq m) approx.



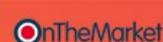
TOTAL FLOOR AREA: 693 sq ft (64.2 sq m) approx.
*This energy rating has been made to assist the accuracy of the Energy Certificate. Measurements of floor, window, ceiling and wall areas are approximate and responsibility is taken by the client. Details of the construction, fixtures, fittings and appliances used are shown on the Energy Certificate. The fixtures, systems and appliances shown have been tested and are guaranteed to be in full compliance with the relevant standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(61-80)	C		
(51-60)	D		
(31-50)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ramshill Road - 18681755

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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