



12 Westborough, Scarborough YO11 1UH
£29,500 Per Annum



CPH are delighted to bring to the market this stunning retail unit on behalf of Bradley's, who have now relocated to larger premises at 44-46 Huntriss Row. The unit was recently acquired and completely refurbished top to bottom by Bradley's in a style befitting of their brand. A new hardwood shopfront was installed leading into a striking sales area with a brushed aluminium and glass staircase linking the ground and lower ground sales areas. The sales area benefits from 'Amtico' cement floor tiles together with plastered walls and ceilings with integrated 'Fujitsu' air conditioning and heating arrangement together with integrated sound system. The property also is highly secure with an electric internal roller shutter door being noted together with high grade alarm system. At first floor level there is a delightful office to the front of the building with a staff area, male and female toilets and well fitted kitchen beyond. The second and third floors provide 4 good sized store rooms. This is a unique opportunity to lease these highly desirable and prime commercial premises. All enquiries to CPH COMMERCIAL.

Location:

Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

The property occupies a prime retailing position on Westborough, Scarborough's premier retailing locality.

Accommodation:

We believe the property extends to a gross internal area of some 2,460 sq ft - across all 5 floors.





Business Rates:
2017 Rateable Value

£26,500

EPC:
Band E.

This EPC was carried out before refurbishment works were undertaken.

VAT:
VAT, if applicable, will be charged at the prevailing rate.

Terms:
A new commercial lease is to be granted on Full Repairing and Insuring Terms for a minimum 5 year term.

Viewing:
Via sole agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

01723 352235
joe@cphproperty.co.uk

Details Prepared:
4052021 JW



Interested? Get in touch:

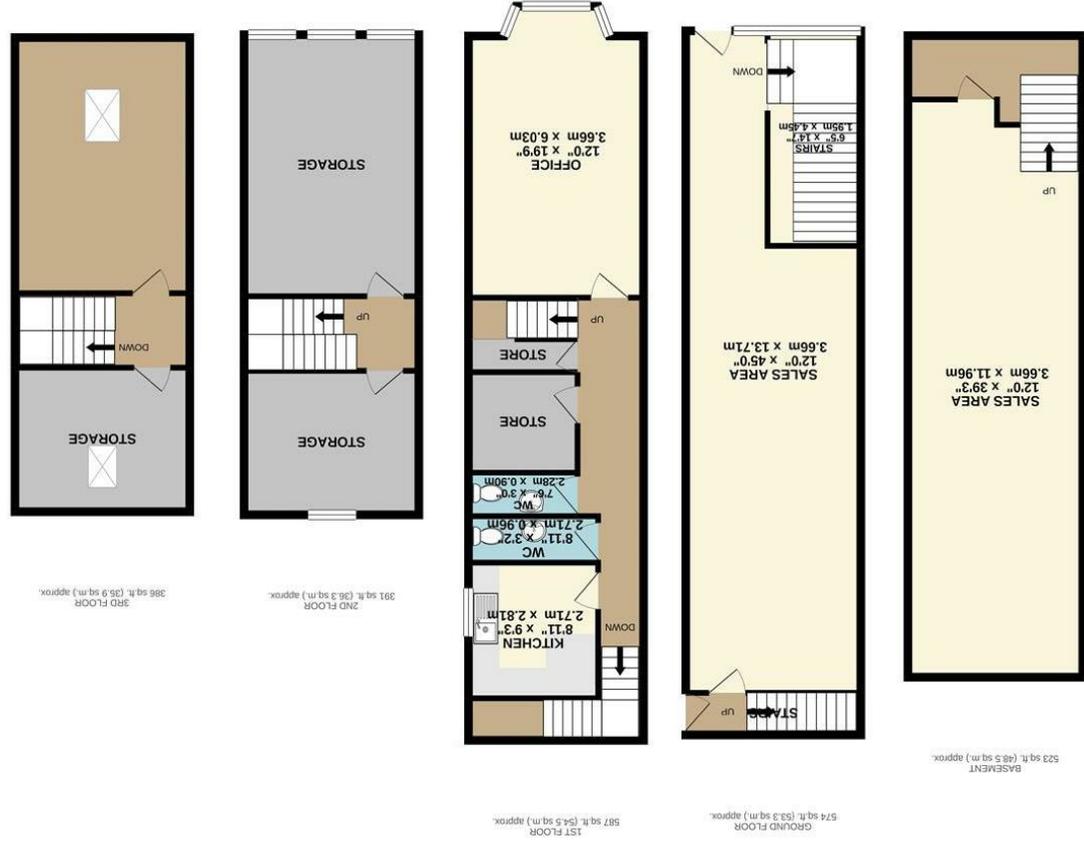
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
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