



13 Newborough, Scarborough YO11 1NA

Auction Guide £250,000



FOR SALE BY MODERN METHOD OF AUCTION - COMMERCIAL INVESTMENT IN SCARBOROUGH TOWN CENTRE.

CPH bring to the market this commercial investment opportunity which is let on FRI TERMS to 2 private individuals trading as Harry's Diner. The 7 year lease was signed November 2021 with a passing rent of £20,000pa + VAT. This is a superbly positioned retail unit / sandwich bar, located adjacent to MARKS & SPENCER & BARCLAYS BANK on the pedestrian section of Scarborough's High Street (Westborough & Newborough). Occupiers within the immediate vicinity also include Barclays Bank, Lloyds Bank, Clarks Shoes, Millets, Thompson Travel Agents & Eden Mobility to name just a few. The premises are laid out over three floors and extend to an overall gross area of approximately: 141.5 sq m (1,523 sq ft).

All enquiries to CPH COMMERCIAL.

**LOCATION:**

The famous seaside of Scarborough has a resident population of some 61,000 which increases with a large influx of tourists throughout the year and is both a busy holiday resort and an established commercial and retail centre. The town is ideally located on the Yorkshire coast and also on the edge of the North York Moors, being some 37 miles north east of York and 37 miles of Hull. The town is served by the A64 trunk road together with the A165, A170 & A171 roads.

More precisely, the unit is ideally located on the south side of the pedestrian section of Scarborough's main shopping street.

**DESCRIPTION & ACCOMMODATION:**

The unit comprises a mid terrace retail unit with the ground floor benefiting from a generous sized sales area with disabled W.C, store together with a useful rear loading door. The first floor is accessed via stairs to the rear of the sales area which lead up to a further seating area whilst the second floor is currently utilised as a food preparation area / store room / office area.

**Gross Areas:**

- Ground Floor: 52.0 sq m (560 sq ft)
- First Floor: 50.8 sq m (547 sq ft)
- Second Floor: 38.8 sq m (417 sq ft)





**AUCTION INFO:**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**BUSINESS RATES:**

The property has been assessed for business rates as follows:

2023 Rateable Value: 16,000

**ENERGY PERFORMANCE CERTIFICATE (EPC):**

Band 'E'

**VAT:**

VAT is payable.

**DETAILS PREPARED:**

08122022 JW



**Interested? Get in touch:**

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

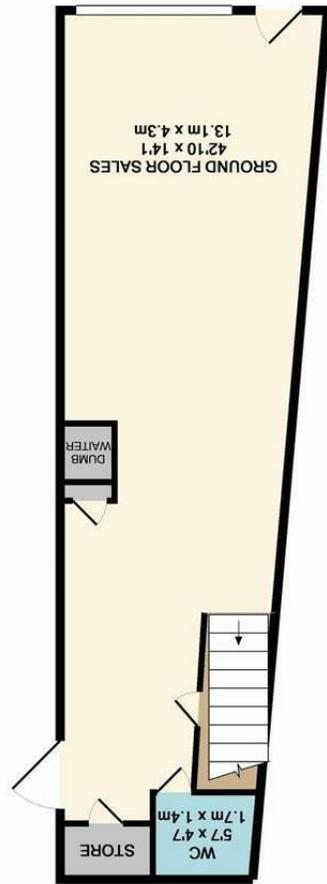
**CPH**

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

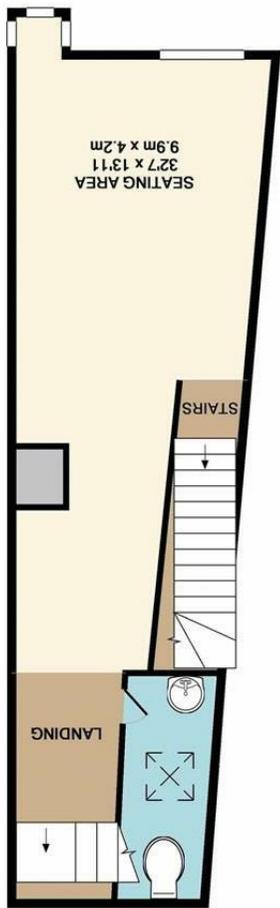


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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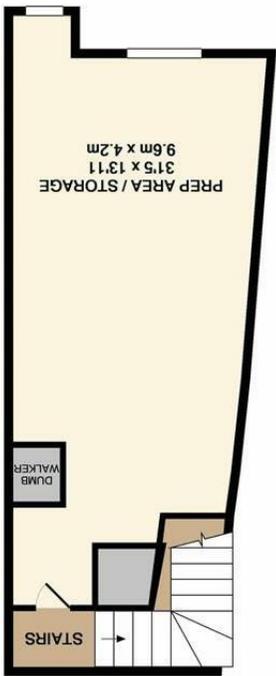
GROUND FLOOR  
 APPROX FLOOR AREA 569 SQ.FT. (52.0 SQ.M.)



1ST FLOOR  
 APPROX FLOOR AREA 546 SQ.FT. (50.8 SQ.M.)

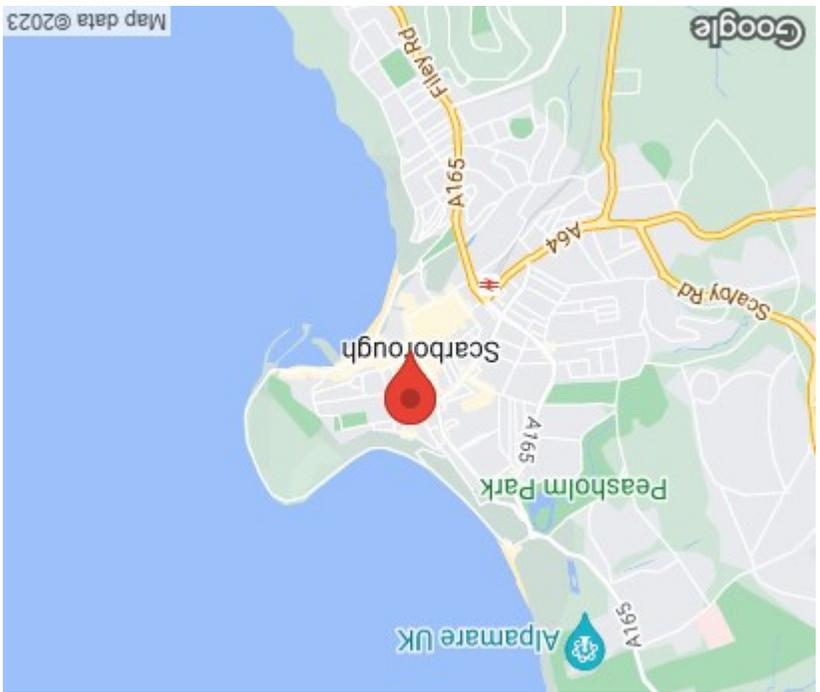


2ND FLOOR  
 APPROX FLOOR AREA 417 SQ.FT. (38.8 SQ.M.)



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
Very energy efficient - lower running costs	Potential
Current	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
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