



3 Newborough, Scarborough YO11 1NA
Guide Price £175,000



+++ PRIME FREEHOLD RETAIL/OFFICE UNIT located on BUSY NEWBOROUGH close to MARKS & SPENCERS +++

CPH bring the market this well positioned unit which currently trades as CANOVA - a successful national retailer specialising in the sale leather goods. The property benefits from 100% SMALL BUSINESS RATES RELIEF!

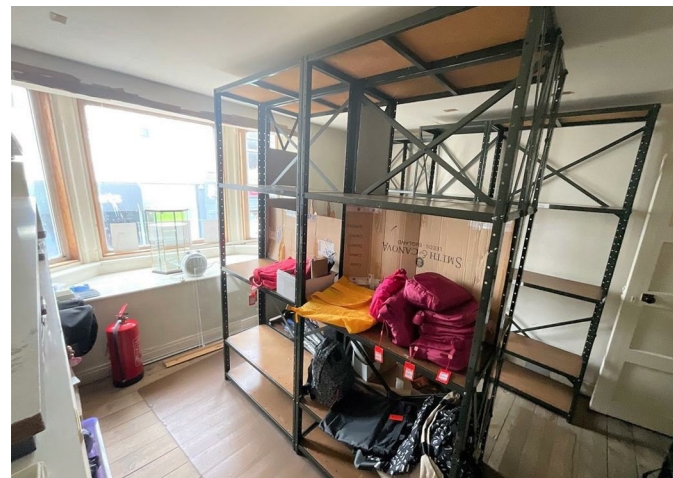
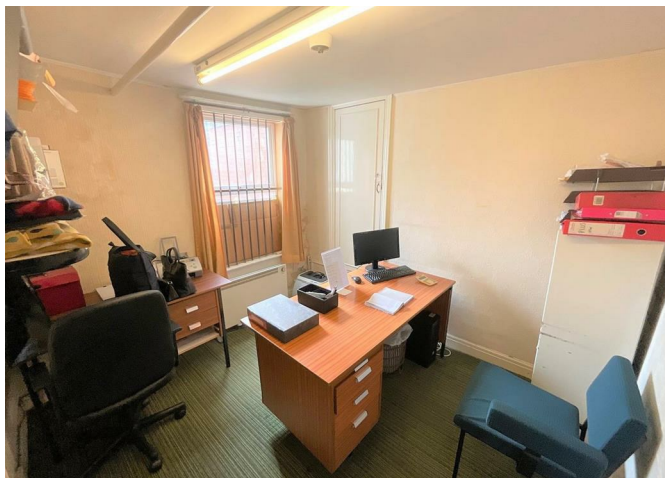
The property is arranged over four floors plus cellar with a sales area being noted to the ground floor whilst the upper floors provide storage rooms, a kitchenette, an office and a W.C.

The property is well located on Newborough (Scarborough's main retailing promenade) with adjacent occupiers being the likes of Marks & Spencers, Millets and Tui to name just a few. Viewing is strictly by appointment with the sole agents CPH Property Services. To arrange a viewing, please contact CPH on 01723 352235, visit our website www.cphproperty.co.uk or you can email sales@cphproperty.co.uk.

Location:

Scarborough is an established commercial, tourist and retail centre, lying approximately forty miles east of York with a resident population of some 81,000 and a district population around 110,000 (sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principle resorts on the north east coast, attracting an estimated 7 million visitors a year.

The property occupies a prime trading position within Scarborough Town Centre's main promenade. Occupiers within the vicinity include Marks & Spencer's, Tui, Millets, Costa Coffee, Thomas the Baker, Vision Express, Natwest, Greggs and EE to name just a few.





Tenure:
Freehold.

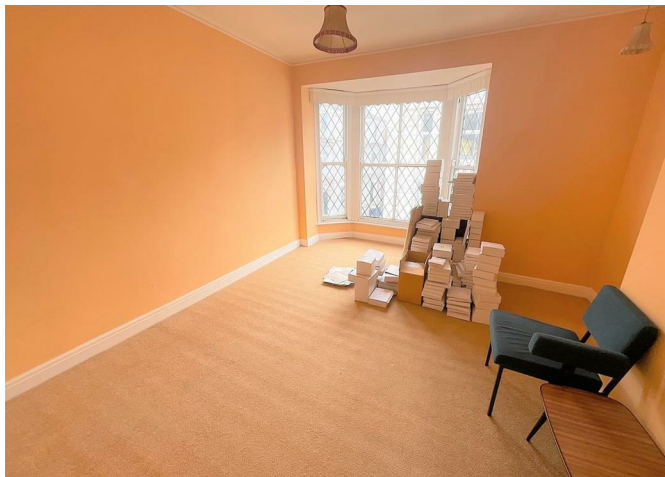
EPC:

Rateable Value:
RV - £11,250

The property qualifies for 100% small business rates relief.

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

Details Prepared:
20032023 JW



Interested? Get in touch:

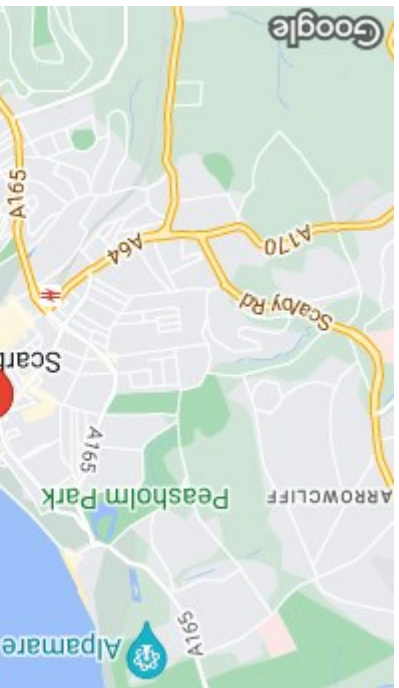
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

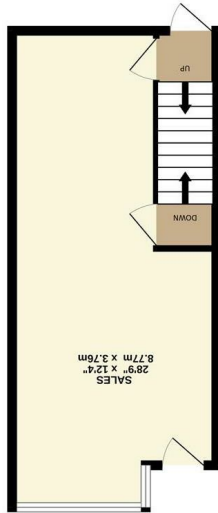
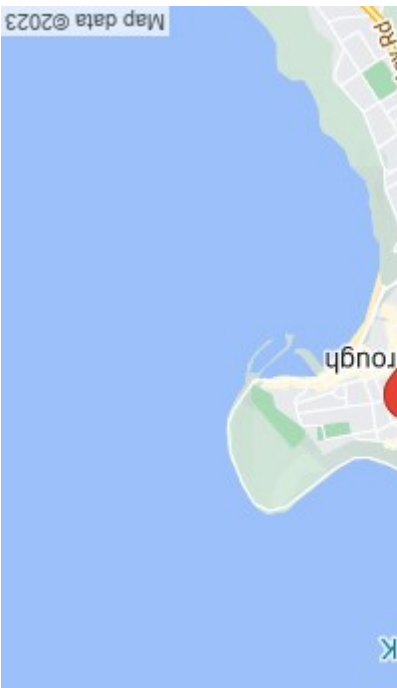
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



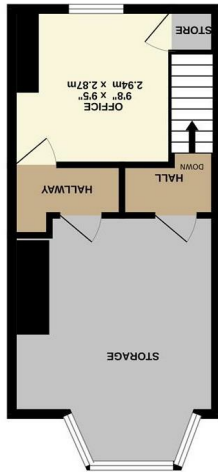
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	



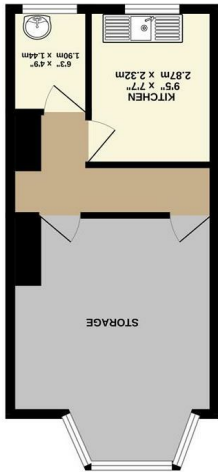
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
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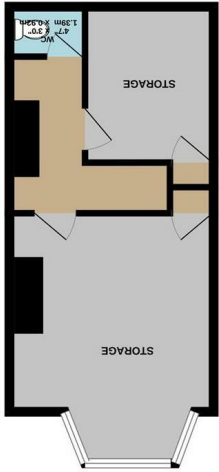
344 sq ft (32.0 sq m) approx.



304 sq ft (28.3 sq m) approx.



310 sq ft (28.8 sq m) approx.



307 sq ft (28.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.