

13 St Thomas Street, Scarborough YO11 1DY £9,000 Per Annum



# 13 St Thomas Street, Scarborough YO11 1DY

Offered to market, on popular St Thomas Street, is this spacious retail unit which we feel will be of interest to a number of different businesses. The unit extends to a Net Internal Area (NIA) of approximately 53.61 sq m (577 sq ft) and is available to let on a new Internal Repairing  $\boldsymbol{\vartheta}$  Insuring lease for a minimum 3 year term.





#### 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.

More precisely, the property is located on the east side of St Thomas Street which is a popular secondary commercial location. Immediately to the rear of the property lies a large Council owned 'Pay & Display' car park making vehicle access easy for clients and customers. St Thomas Street forms a continuation of St Nicholas Street which benefits from a banks such as Barclays, Lloyds and HSBC together with a number well regarded bars. Newborough, which forms a link between the town centre and Scarborough's famous South Bay, runs between the two streets.

#### **DESCRIPTION:**

The property comprises a ground floor lock up retail unit which benefits from a generous timber framed display window and is accessed via an offset timber and glazed entrance door leading to the sales area (8.95m x 4.90m). To the rear lies useful storage accommodation together with a toilet facility. Steep steps lead up to a further storage which has a restricted head height.

#### ACCOMMODATION:

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition and can confirm the following approximate Net Internal Area:

53.61 sq m (577 sq ft)

#### SERVICES:

Mains electric and water supplies. Prospective occupiers are advised to satisfy themselves with regards to services connected.

## ENERGY PERFORMANCE CERTIFICATE (FPC):

The property has an Energy Assessment of: Band 'D'

The full EPC and Recommendation Report can be viewed at our office.

#### TERMS:

The unit is available to let on a new commercial Internal Repairing and Insuring (IRI) lease for a minimum three year term.

#### **BUSINESS RATES:**

According to the Valuation Roll, the property has been assessed as follows:

Rateable Value - £8.500

The property qualifies for 100% Small Business Rates Relief.

#### VAT:

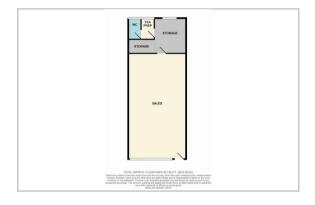
All figures quoted are exclusive of VAT however, our client reserves the right to charge VAT if applicable.

#### Property Reference: JW 170723

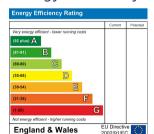
## Area Map

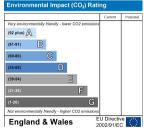


### Floor Plan



## **Energy Efficiency Graph**

















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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