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your trusted property experts

**Victoria Road,
Scarborough, YO11 1SB**

Rent - £9,300 Per Annum

A double fronted ground floor retail unit offering a gross floor area of approximately 775 sq ft (71.9 sqm) and additional lower ground floor storage area of approximately 353 sq ft (32.8 sqm). The unit would suit a variety of uses and is available on a new Landlord & Tenant Act lease with a commencing rent of £9,300 per annum.



FULL DESCRIPTION

Double fronted ground floor retail unit with additional storage space at lower ground floor. Offering a gross floor area of approximately 775 sq ft (71.9 sqm) the unit would suit a variety of uses.

LOCATION

The unit is located on the two way part of Victoria Road and would benefit from all year round passing trade. The area is occupied by a number of well established local traders that include restaurants, hair salons, general store and furniture retailers.

SERVICES

Mains water drainage and electricity are believed to be connected to the unit.

TERMS

New Landlord & Tenant Act lease available from the Landlord with terms to be agreed. Initial commencing rent of, £9,300 per annum exclusive of rates and services.

VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565



TOTAL FLOOR AREA: 1183 sq ft (109.9 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, ceiling and plot area given are approximate and the responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The nature, extent and application of these plans are limited and no guarantee as to their accuracy or efficiency can be given. Made with AutoCAD 2012.

Victoria Road - 18009318
Council Tax Band - Exempt
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95)	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	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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