



SALISBURY ARCADE, HUNTRISS ROW, SCARBOROUGH, YO11 2EF,

This extensive A1 retail / A3 restaurant opportunity that lies in the heart of Scarborough's town centre and occupies an enviable position on the pedestrianised shopping precinct that enjoys a nice blend of local and national occupiers that include Virgin Money, Mainline Menswear, NatWest, McDonalds. **Bradlevs** Jewellers and Premier Inn.

Guide Rent: £40,000 per annum

This open plan unit will offer ground floor accommodation that extends to a net internal area of approx 318 sqm (3,423 sq.ft) with the option of an ancillary basement area offering 236 sqm (2,540 sq ft) if required. The unit sits directly below a 22 apartment, aparthotel development that completed in 2022. May consider splitting. All enquiries to Colin Ellis Commercial.

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LOCATION

Scarborough is an established commercial, tourist and retail location, approximately 40 miles east of York with a population 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.

It is ranked first on PMA Competition Indicator (PROMIS) with **80%** of expenditure retained within the town. Scarborough's total catchment population is **148,000** (PROMIS) with the town benefiting from a captive catchment, with the closest significant competing retail centre of York and Middlesbrough being over on hour's drive away.

"Comfortable Communities" account for the highest proportion of residents (42%), significantly higher than the Yorkshire and Humber average. The proportion of "Mature Money" is 8% above the GB Average (CICI). Per capita retail expenditure in Scarborough is broadly in line with the PROMIS centre average.

Major hotels within a 120 metre radius include:

Travelodge	140 Rooms
The Grand Hotel	411 Rooms
The Royal Hotel	118 Rooms
Premier Inn	149 Rooms

DESCRIPTION

The unit comprises the ground and lower ground floor of this substantial town centre premises that was originally built as The Salisbury Hotel. This is the largest unit within this development and offers great potential for a variety of uses.

ACCOMMODATION

Ground Floor - 318 sq.m (3,423 sq.ft)

Basement - 236 sq.m (2,540 sq.ft

PLANNING

The unit has A1 (Retail) and A3 (Restaurant and Cafe) use. We would recommend that formal enquires be made directly with Scarborough Council's Planning Department for any other uses.

SERVICES

The property benefits from mains electricity and water supplies with drainage connected to the main sewerage system.

Prospective tenants are advised to make their own enquires with regard to these.

BUSINESS RATES

The property has yet to be assessed by the Valuation Office.

EPC RATING

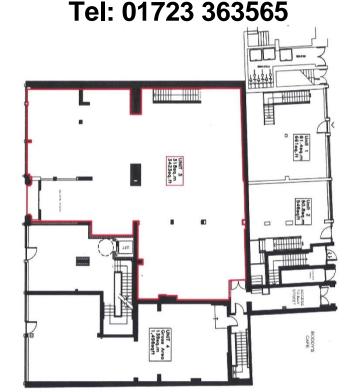
To be confirmed when accessed.

TERMS

A new lease is to be granted for a minimum 5 year term at an initial rent of £40,000 per annum. Further details are available on request.

FURTHER DETAILS

Through Colin Ellis Property Services, 49 Aberdeen Walk, Scarborough, North Yorkshire, YO11 1BD



COMMERCIAL DISCLAIMER

Unless otherwise stated, all prices and rentals quoted are exclusive of any VAT to which they may be subject. Specific enquires should be made of the vendor/landlord for clarification prior to entering into any arrangement or agreement. These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer of contract. Colin Ellis Property Services cannot guarantee the accuracy of any description, dimensions references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not accept as statement of fact or representation and must satisfy themselves as to their accuracy. The reference to any plan, machinery, equipment, devices, fixtures, or fittings at the property shall not constitute a representation unless otherwise stated as to the state or condition or that it is capable of unfulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as the fitness of such items for their requirements. Colin Ellis Property Services has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.