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your trusted property experts

**Victoria Road,
Scarborough, YO11 1SD**

Rent - £5,200 Per Annum

A newly refurbished ground floor lock up retail unit situated on the busy Victoria Road, which leads into Scarborough town centre. With a sales area of approximately 31.5 sqm (339 sq ft) and a newly fitted kitchen and WC to the rear, the unit would suit a variety of uses. We are offering a new lease direct from the landlord with terms to be agreed.



SALES AREA

4.52 x 8.64 (14'9" x 28'4")

Display window with pedestrian door to the side opening to the open plan sales area.

KITCHEN

1.52 x 3.2 (4'11" x 10'5")

Newly installed base units with worktop and stainless steel sink unit.

WC

Newly installed WC and wash basin

COVERED YARD / STORAGE

2.14 x 3.73 (7'0" x 12'2")

Handy storage area

TENURE

New Landlord & Tenant Act lease with terms to be agreed.

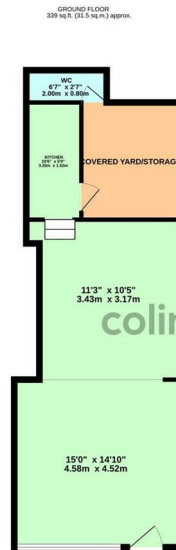
RENT

Commencing rent of £5,200 per annum

VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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TOTAL FLOOR AREA: 339 sq ft. (31.5 sq m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of floors, heights, areas and any other data are approximate and are not intended to be used for any purpose other than a guide. No liability is accepted for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The layout, fixtures and fittings shown have not been used and no guarantee is given as to their availability or otherwise at the time of sale.
Made with Blueprints 12/23

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Victoria Road - 18382787
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.



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