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your trusted property experts

**Huntriss Row,
Scarborough, YO11 2EF**

Rent - £28,000 Per Annum

A prime town centre restaurant / takeaway premises that is positioned on the pedestrianised precinct of Huntriss Row, which houses a mix of local and national businesses including Premier Inn, McDonalds, Virgin Money, The Salisbury apart hotel and One Stop. The Ground floor offers a gross floor area of over 3,151 Sq ft that is set out as seating area, counter, kitchen and cold store rooms. On the first floor there is additional seating along with WC facilities to one side and office and ancillary staff accommodation to the other. This is available by way of a new Landlord & Tenant Act lease with a commencing rent of £28,000 per annum and terms to be agreed.



THE PREMISES

Ground Floor - 1,752ft² / 162.72m²
First Floor - 478ft² / 44.43m²
Second Floor - 428ft² / 39.8m²
Third Floor - 243ft² / 22.6m²
Basement - 250ft² / 23.32m²
Total - 3,151ft² / 292.87m²

TENURE

Leasehold with new Landlord & Tenant Act lease with terms to be agreed.

RENTAL

Commencing rent of £28,000 per annum exclusive of rates and services.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via sole agents, Colin Ellis Property Services on 01723 363565

Rateable Value is £32,000 - Rates Payable £15,968.00 (based on small rates multiplier 49.9p) all interested parties should make their own enquires at North Yorkshire Council www.northyorks.gov.uk/business-and-economy/business-rates/about-business-rates

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Huntriss Row - 18423362
Council Tax Band -
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			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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