

Leasehold

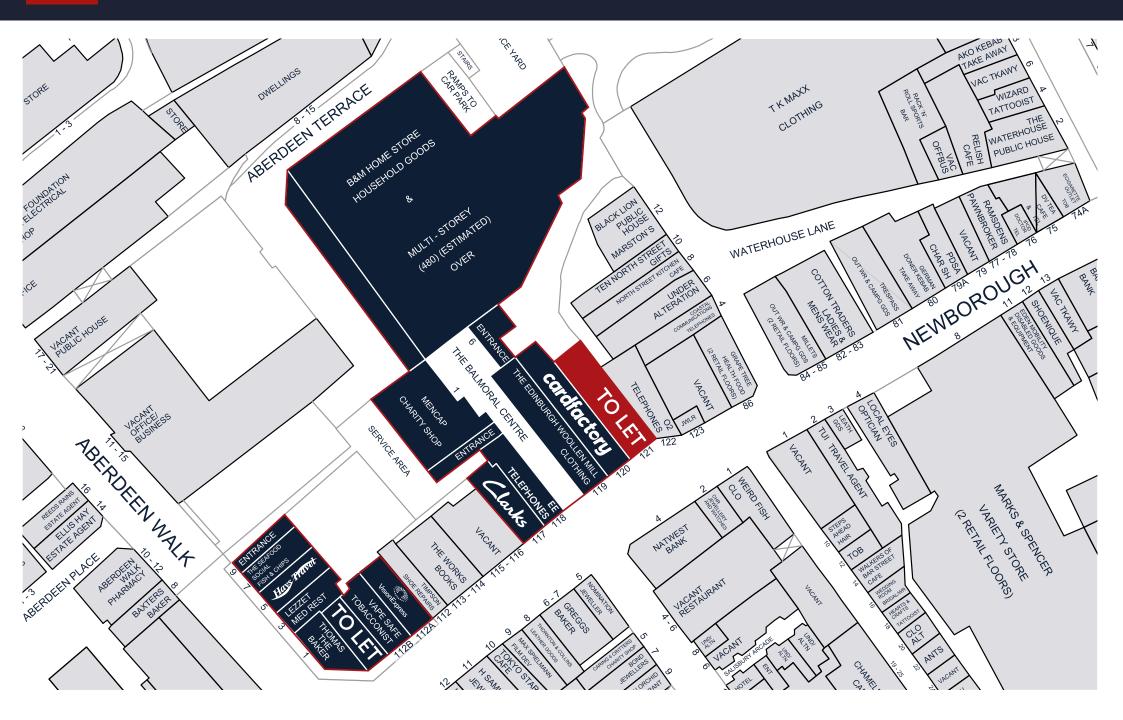
Retail 3,435 sq.ft

Unit 4 Balmoral Centre, Newborough, Scarborough, YO11 1LU

- Subject to Vacant Possession
- 100% Prime Scarborough unit fronting Newborough

part of MI Core
020 7228 6508
www.evolveestates.com





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TOTAL	3,435	319
First Floor	1,620	151
Ground Floor	1,715	159
Areas (approx. NIA)	Sq.ft	Sq.m

Description

The property is situated in a prime position in the town center front directly onto Newborough. Nearby occupiers include Vision Express, Thomas the Baker, The Works, and Clarks.

Rent

£55,000 per annum exclusive

Rates

Rateable value of £36,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge & Insurance

Service Charge: £5,950

Insurance: TBC

Energy Performance

EPC rating of C-61.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.





Viewing

Strictly via prior appointment with the appointed agents:



Joe Walker 07501 017 651 joe@cphproperty.co.uk



Phil Coombes 07715 678426 phil@cnprop.co.uk

Owned and Managed by

EVOLVE part of M'Core

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