



# TO LET

Leasehold

Retail

3,435 sq.ft  
(319 sq.m)

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

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

**EVOLVE**  
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**020 7228 6508**  
[www.evolveestates.com](http://www.evolveestates.com)





# Unit 4 Balmoral Centre, Scarborough, YO11 1LU

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

## 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:

CPH

ESTATE AGENTS AND  
CHARTERED SURVEYORS

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cn

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