

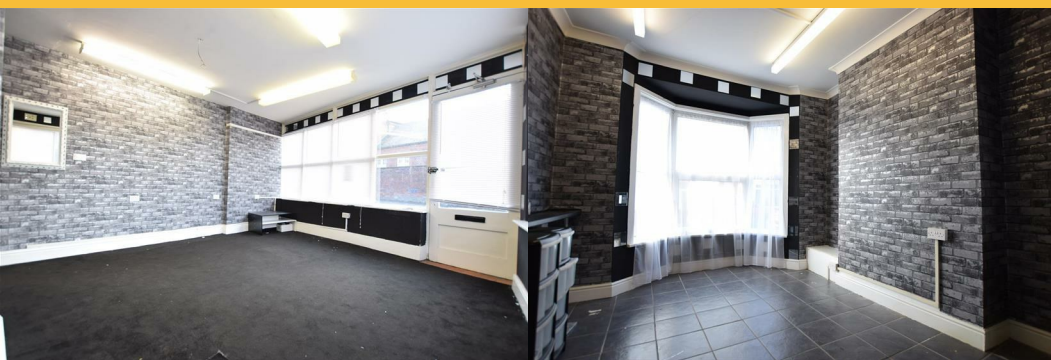


53 Dean Road

, Scarborough, YO12 7SN

£500 PCM

A lock-up retail unit close to Scarborough's Town Centre. This ground-floor unit benefits from two separate retail areas as well as basement storage and would be suitable for a variety of uses, subject to planning approval.



LOCATION

Situated on a busy thoroughfare leading to Scarborough's Town Centre

DESCRIPTION 11'1" x 10'10" (3.37 x 3.31)

Main retail area 13'7"x14'5" (4.16m x 4.41m)

Secondary retail area 11'x10'10" (3.37m x 3.31m)

53 Dean Road is the ground floor of a corner building. The unit benefits from a large display windows and a glazed door leading to the main retail area. The secondary retail area is accessed from the kitchen area which also leads to the WC.

COSTS

The tenant is responsible for their own legal costs and may be asked for a contribution to the landlord's costs

TERMS

The unit is available to lease for a term to be negotiated at a rent of £6000pa

BUSINESS RATES

Rateable value £2225. Interested parties are advised to confirm with the local taxation department what the exact rates payable will be

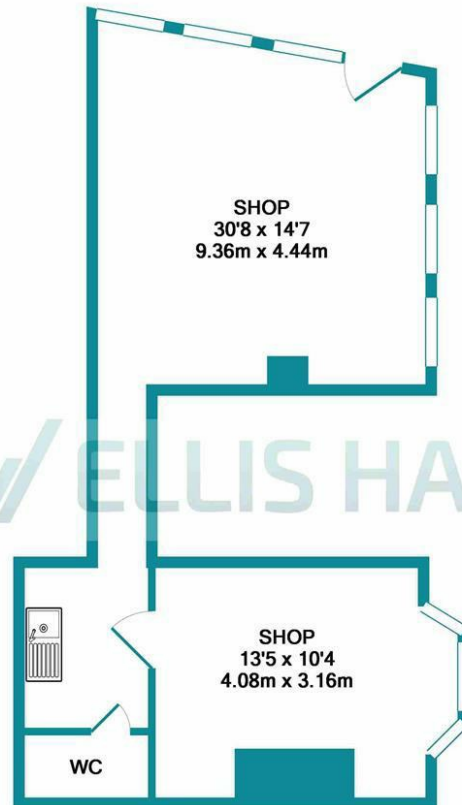
SERVICES

Mains supplies of water, electric and gas. Prospective tenants are advised to satisfy themselves regarding services connected.

VIEWING

Via Ellis Hay

Area Map



TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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