



99 Victoria Road, Scarborough YO11 1SP  
£9,000 Per Annum

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





This is a fantastic opportunity to lease these prominent retail premises on a busy town centre road. The premises do require some general cosmetic upgrading works but do offer an operator a blank canvas and might be suitable for a different commercial use – subject to gaining planning permission. All enquiries to CPH Commercial.

**LOCATION:**

Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

More precisely, the property occupies a quite superb commercial position close to the traffic lights at Victoria Road's junction with Northway.

**DESCRIPTION:**

The property comprises of a ground floor retail unit which was previously occupied successfully by Hardies Bakery for a number of years. The property benefits from a good sized sales area to the front, together with a mid section and a very generous rear/prep area. The unit does require some cosmetic improvements and a rent free period may be offered.

**ACCOMMODATION:**

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition and we can confirm that the gross internal area is as follows:

124.3 sq m (1,338 sq ft)

**PLANNING:**

We understand the premises benefits from A1 (Retail) planning consent in terms of the Town & Country Planning Use Classes order 1987. Prospective occupiers are advised to make their own enquiries with regards to planning.



SERVICES:

We understand the property benefits from mains Electric, Gas & Water supplies. Prospective tenants are advised to make their own enquiries with regards to services connected.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The property has been assessed as Band 'D'. The full EPC and Recommendation Report are available to view at our offices.

VAT:

All figures quoted are exclusive of VAT however, our client reserves the right to charge VAT if applicable.

VIEWING:

Via the sole Agents:

CPH Property Services  
19 St Thomas Street  
Scarborough  
YO11 1DY

Joe Walker MRICS  
01723 352235  
joe@cphproperty.co.uk

DETAILS PREPARED:  
22082018 JW

Interested? Get in touch:

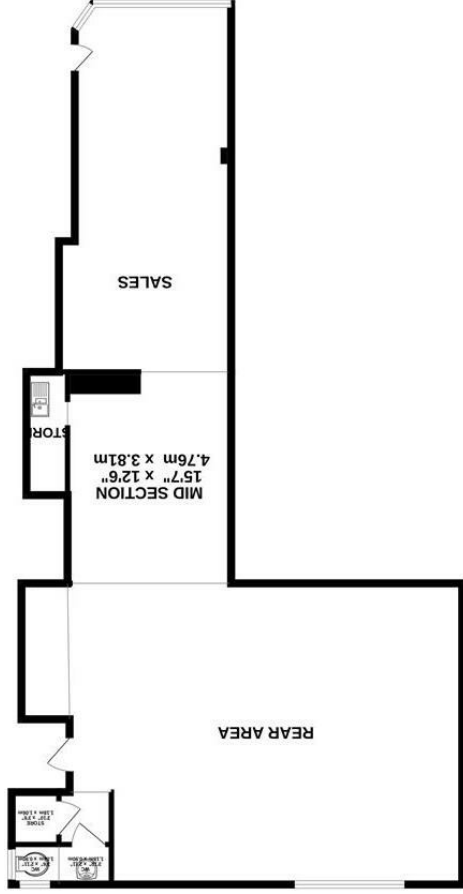
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Scarborough YO11 1DY  
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e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

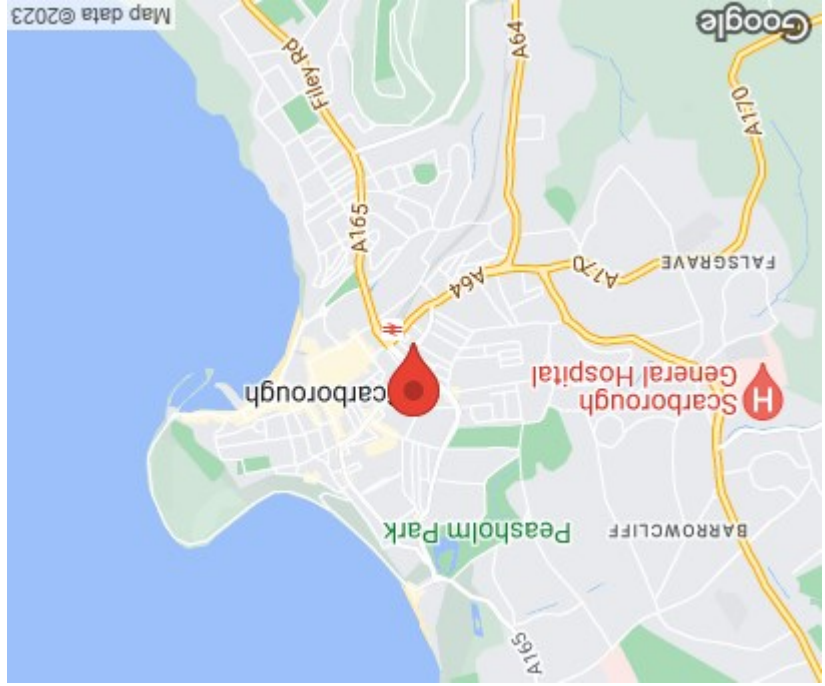


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omissions or mis-statement. This plan is for illustrative purposes only and should not be used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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
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	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	Potential



GROUND FLOOR  
 1240 sq.ft. (115.2 sq.m.) approx.