



23 Huntriss Row, Scarborough YO11 2ED
£25,000 Per Annum

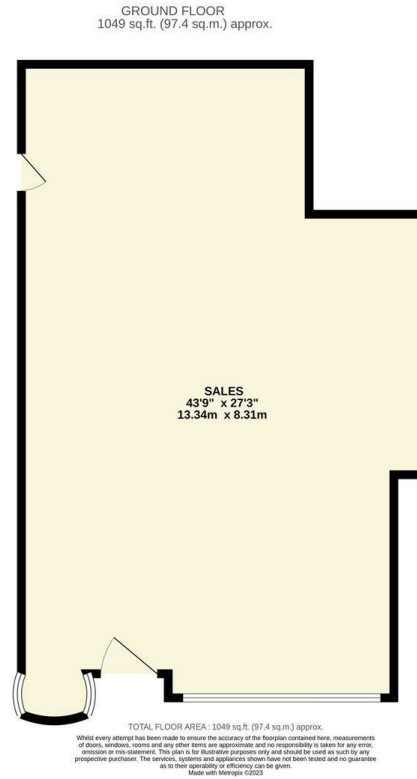
CPH
COMMERCIAL

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CPH are delighted to bring to market these central Retail / Cafe premises. The property occupies a quite magnificent position, lying within the same building as the main The Premier Inn entrance which boasts 170+ rooms. Huntriss Row provides a nice blend of national and local operators and links the High Street (Westborough & Newborough) to the hotel district. Hotels lying within 200m of the unit include The Grand Hotel, The Royal Hotel (both Britannia), Premier Inn, Travelodge & The Palm Court Hotel. The units extends to approximately 1049 sq ft and is available on a new IRI lease for a minimum 5 year term. All enquiries to CPH.



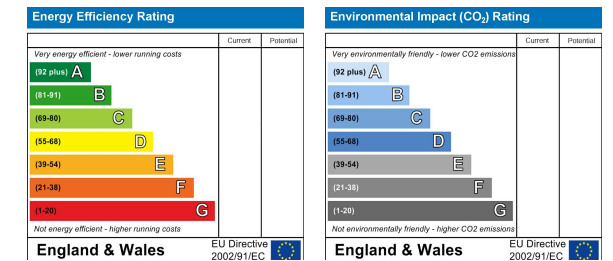
Floor Plan



Area Map



Energy Efficiency Graph



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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