



27 Dean Road, Scarborough YO12 7SN  
£6,600 Per Annum

**CPH**  
COMMERCIAL

# 27 Dean Road, Scarborough YO12 7SN

TO LET | 424 sq ft Retail, Office, Salon Unit located on popular Dean Road, close to Scarborough Town Centre.

The property benefits from an Energy Rating of B after undergoing a refurbishment programme and would be ideal for a shop or for an office user looking for a prominent roadside frontage. The unit is available to let on a new Internal Repairing and Insuring (IRI) lease for a minimum 3 year period. All enquiries to CPH Property Services.



## LOCATION:

Scarborough is an established commercial, tourist and retail centre, lying approximately forty miles east of York with a resident population of some 81,000 and a district population around 110,000 (sources: ONS and Focus). The town is adjacent to the North York Moors National Park and is one of the principle resorts on the north east coast, attracting an estimated 7 million visitors a year.

Dean Road is a busy secondary location, lying in close proximity the town centre.

## DESCRIPTION:

Ground floor unit which is essentially split into 3 rooms. The front room is the sales area with timber framed display windows and recessed entrance door. The mid section has a toilet facility and store cupboard whilst the rear room houses the boiler and has double doors leading out the the yard.

## ACCOMMODATION:

The units extends to a Gross Internal Area of approximately 424 sq ft.

## SERVICES:

The unit benefits from mains electricity, gas and water supplies. Prospective tenants are advised to make their own enquiries with regards to services.

## BUSINESS RATES:

Rateable Value - £2,950

The property qualifies for 100% relief in terms of Small Business Rates.

## TERMS:

The unit is available to let on a new IRI lease for a minimum 3 year term. The rent is payable monthly in advance.

## VAT:

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

## EPC:

Band B.

## VIEWING:

Via the sole agents:

CPH Property Services  
19 St Thomas Street  
Scarborough  
YO11 1DY

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

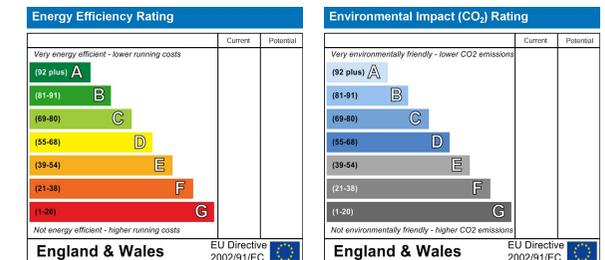
## Area Map



## Floor Plan



## 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