



39a Prospect Road, Scarborough YO12 7JP

£4,500 Per Annum

**CPH**  
COMMERCIAL



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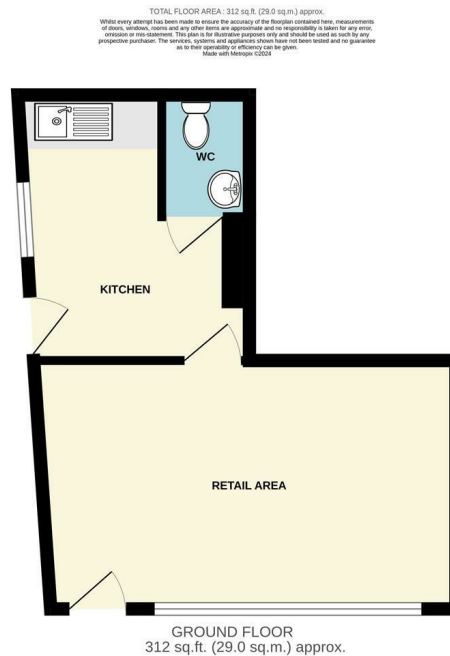
Acting on the instructions of North Yorkshire Council (NYC), we bring to the market this retail unit which extends to approximately 312 sq ft. The property is available TO LET on a new 3 year Internal Repairing & Insuring (IRI) lease directly from NYC. As per any NYC commercial letting, the tenancy will be subject to credit checks at £50 + VAT plus contribution to legal costs of £545 + VAT.

EPC: Band D.

Business Rates: Rateable Value - £3,200 (The property qualifies for 100% Small Business Rates Relief).



## Floor Plan



## Area Map



CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
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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