



108 Victoria Road, Scarborough YO11 1SL
£5,600

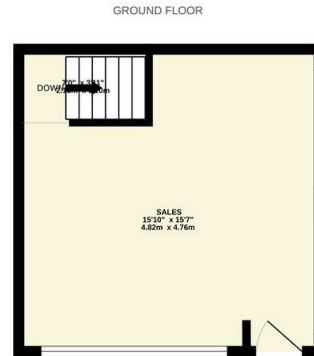
CPH
COMMERCIAL

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Acting on the instructions of North Yorkshire Council (NYC), we bring to the market this prominently positioned unit which extends to approximately 480 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.

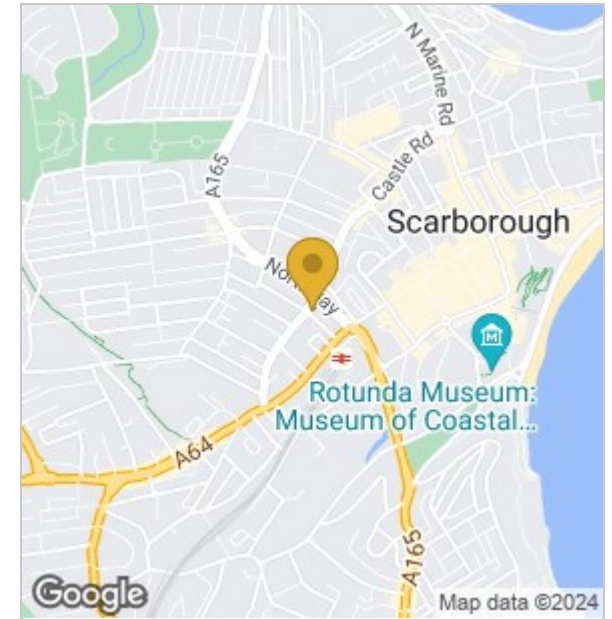
EPC: Band E.

Business Rates: Rateable Value - £3,600 (The property qualifies for 100% Small Business Rates Relief).



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



CPH Property Services
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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