



**SALISBURY ARCADE, HUNTRISS  
ROW, SCARBOROUGH,  
YO11 2EF,**

**This extensive A1 retail / A3 restaurant opportunity that lies in the heart of Scarborough's town centre and occupies an enviable position on the pedestrianised shopping precinct that enjoys a nice blend of local and national occupiers that include Virgin Money, Mainline Menswear, NatWest, McDonalds, Bradleys Jewellers and Premier Inn.**

**Guide Rent: £40,000** per annum

**This open plan unit will offer ground floor accommodation that extends to a net internal area of approx 318 sqm (3,423 sq.ft) with the option of an ancillary basement area offering 236 sqm (2,540 sq ft) if required. The unit sits directly below a 22 apartment, aparthotel development that completed in 2022. May consider splitting. All enquiries to Colin Ellis Commercial.**



## LOCATION

Scarborough is an established commercial, tourist and retail location, approximately 40 miles east of York with a population 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.

It is ranked first on PMA Competition Indicator (PROMIS) with **80%** of expenditure retained within the town. Scarborough's total catchment population is **148,000** (PROMIS) with the town benefiting from a captive catchment, with the closest significant competing retail centre of York and Middlesbrough being over an hour's drive away.

"Comfortable Communities" account for the highest proportion of residents (**42%**), significantly higher than the Yorkshire and Humber average. The proportion of "Mature Money" is **8%** above the GB Average (CICI). Per capita retail expenditure in Scarborough is broadly in line with the PROMIS centre average.

Major hotels within a 120 metre radius include:

Travelodge	140 Rooms
The Grand Hotel	411 Rooms
The Royal Hotel	118 Rooms
Premier Inn	149 Rooms

## DESCRIPTION

The unit comprises the ground and lower ground floor of this substantial town centre premises that was originally built as The Salisbury Hotel. This is the largest unit within this development and offers great potential for a variety of uses.

## ACCOMMODATION

Ground Floor - 318 sq.m (3,423 sq.ft)

Basement - 236 sq.m (2,540 sq.ft)

## PLANNING

The unit has A1 (Retail) and A3 (Restaurant and Cafe) use. We would recommend that formal enquires be made directly with Scarborough Council's Planning Department for any other uses.

## SERVICES

The property benefits from mains electricity and water supplies with drainage connected to the main sewerage system.

Prospective tenants are advised to make their own enquires with regard to these.

## BUSINESS RATES

The property has yet to be assessed by the Valuation Office.

## EPC RATING

To be confirmed when accessed.

## TERMS

A new lease is to be granted for a minimum 5 year term at an initial rent of £40,000 per annum. Further details are available on request.

## FURTHER DETAILS

Through Colin Ellis Property Services, 49 Aberdeen Walk, Scarborough, North Yorkshire, YO11 1BD

**Tel: 01723 363565**



## COMMERCIAL DISCLAIMER

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