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Aberdeen Walk, Scarborough, YO11 1BD

Rent - £6,500 Per Annum

This double fronted retail unit is located in Scarborough town centre offering a gross floor area of approximately 53 sqm (563 sq ft) and would suit a variety of uses. A new Landlord & Tenant Act lease is available with a commencing rent of £6,500 per annum. The Freeholders may consider the sale of the whole building which includes two residential letting units on the upper floors, which currently generate an income of approximately £10,860 per annum when fully let.



THE UNIT

4 x 5.6 (13'1" x 18'4")

Double fronted unit with glazed display windows to either side opening to the front sales area.

REAR AREA

4.7 x 7.38 (15'5" x 24'2")

Steps leading down to the rear area which includes a small store cupboard, WC and wash basin and door into the rear yard.

TENURE

Leasehold with terms to be agreed.

A new Landlord & Tenant Act lease is available with a commencing rent of £6,500 per annum.

BUSINESS RATES

The unit is awaiting to be reassessed but we believe that small business rates may be applicable to certain users. This should be clarified prior to legal commitment.

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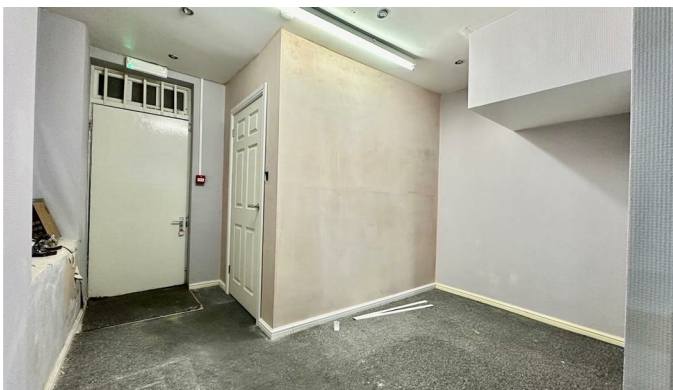


GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

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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Aberdeen Walk - 18536345

Council Tax Band -

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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