



colin ellis
your trusted property experts

**Albemarle Crescent,
Scarborough, YO11 1XX**

Rent - £7,000 Per Annum

This charming property, formerly a café, is now available with a new lease. Situated in a prime location near the pedestrianised shopping precinct of Westborough and the soon to be redeveloped Brunswick Centre, this A2 property offers a fantastic opportunity for a small business. With endless possibilities to transform this space into a thriving retail space.

THE UNIT

7 x 5.6 (22'11" x 18'4")

Inset door opening to the main retail area, steps leading down to a WC and door opening to a small storage area.

TENURE

Available on a new Landlord & Tenant Act lease with terms to be agreed.

RENT

Commencing rent of £7,000 per annum exclusive of rates and services.

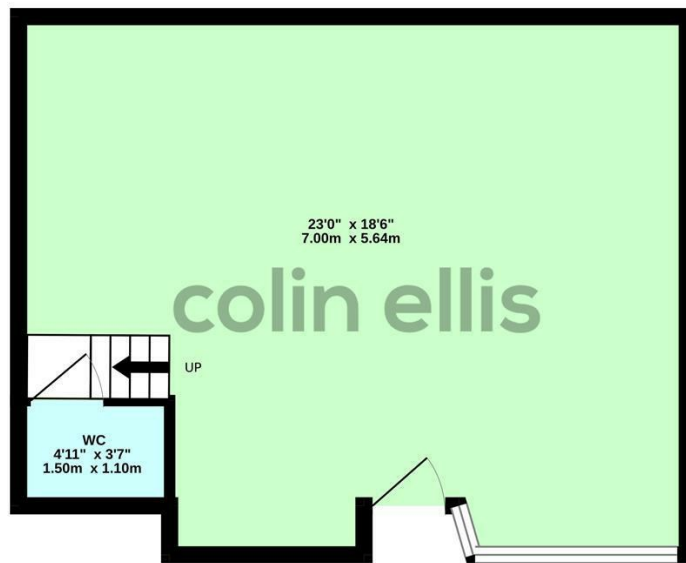
VIEWING

Strictly by prior appointment with Colin Ellis Property Services on 01723 363565

To view all our commercial properties please visit www.colinellis.co.uk



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 318 sq.ft. (29.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropia CC224

Albemarle Crescent - 18626979
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			
(94-100)	A		
(81-93)	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	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk