

colin ellis

St Nicholas Street
Scarborough , YO11 2HF

TO LET - £40,000 PA

Available on a NEW LEASE, this extensive A4 licensed premises that is FREE OF TIE in the heart of Scarborough's bar district. Set across two floors these flexible premises could be reopened as a wet trade led public house / night club or may suit a restaurant type operation.

An extensive FREE OF TIE two storey bar / nightclub situated in the heart of Scarborough's night life economy that is available on a new lease direct from the Landlord.

LOCATION

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

These premises are situated on St Nicholas Street which is just off the pedestrianised shopping precinct of Westborough and benefits from all year round passing trade.

RATES

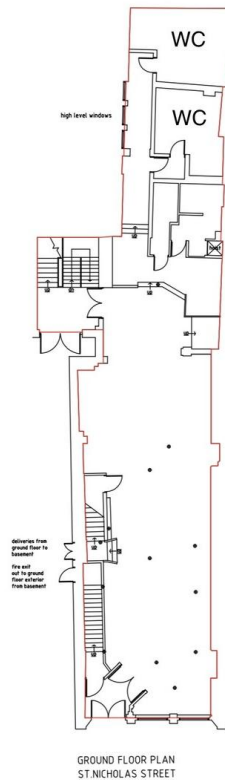
From enquires to the VOA website we believe the business rateable value for the year 2023/24 will be £44,000 per annum.

TERMS

New Landlord & Tenant Act lease with terms to be agreed.

VIEWINGS

All enquires to Colin Ellis Property Services on 01723 363565



St Nicholas Street - Reference Number: 12334

Business Rateable Value - £44,000

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.



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