



colin ellis

Dunslow Road, Scarborough, YO11 3UT

£36,000 Per Annum

Former Dental Surgery available to rent within a busy Gym in Eastfield, approximately 3.8 miles South of Scarborough. These premises would suit a variety of businesses such as beauty, aesthetics or medical. Situated within the Fashionable Fitness Gym the space has the benefit of its own entrance, reception and waiting area. Available on a new Landlord & Tenant Act lease direct from the landlord the rent will include all service costs including electricity, rates, water and building maintenance.

FULL DESCRIPTION

Space available to let. Formerly used as dental suite could easily be converted for use for beauty, aesthetics, chiropractors, medical or similar.

LOCATION

The premises are located within the Fashionable Fitness Gym on Dunslow Road in Eastfield, which is approximately 3.8 miles South of Scarborough town.

SERVICES

All mains services are included within the rent.

TERMS

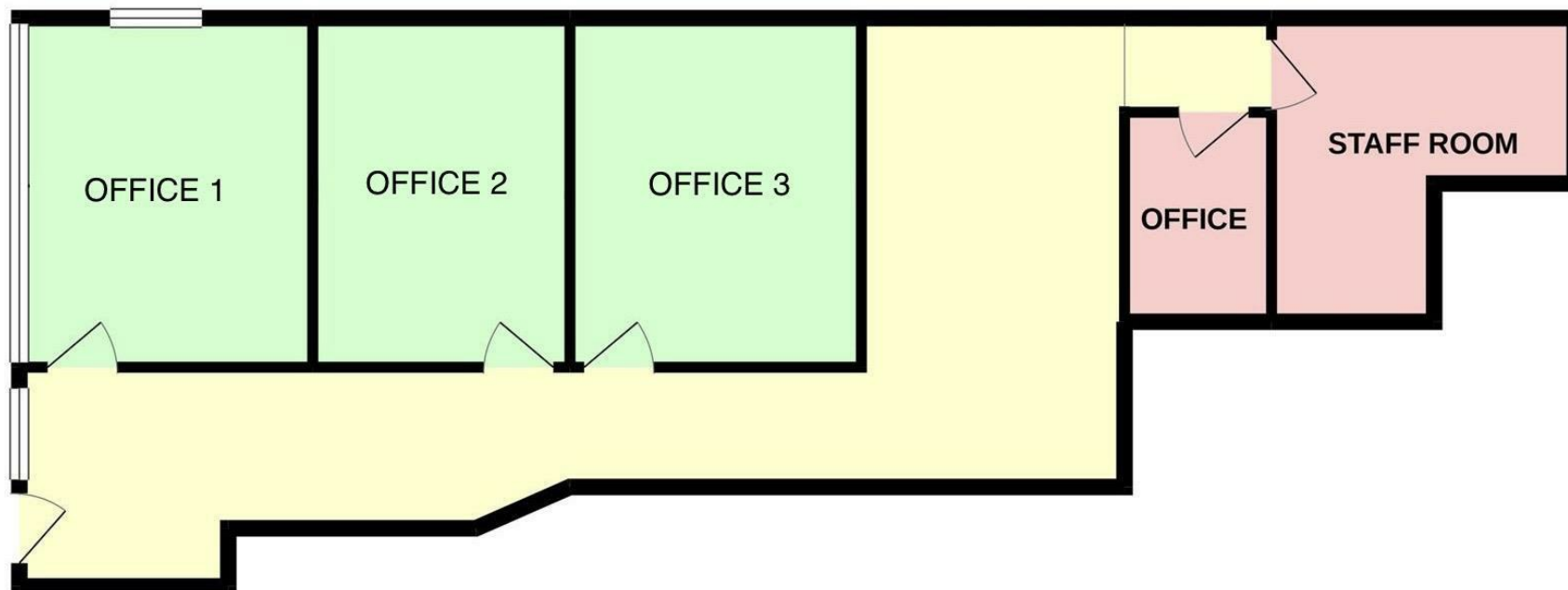
New Landlord & Tenant Act lease with terms to be agreed.

VIEWING

Strictly via sole agents, Colin Ellis Property Services on 01723 363565







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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

Dunslow Road - 18009960
Council Tax Band - Exempt
Tenure -

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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