



**colin ellis**  
your trusted property experts

**Osgodby Lane,  
Osgodby, YO11 3QE**

**Rent - £550 Per Month**

Situated on Osgodby Lane, Scarborough, this retail unit presents an excellent opportunity. With a gross sales area of 21 sqm (225 sq ft) and an additional store area of 14 sqm (150 sq ft) the unit is well-suited for a variety of retail ventures.

Situated within a parade of shops, this property benefits from a lot of passing traffic and a supportive local community, making it an ideal location for businesses looking to establish themselves.

## LOCATION

Situated on Osgodby Lane, which is approximately 2.7 miles South of Scarborough town centre but within close proximity to a well established housing area that has been extended in recent years.

## SHOP

4.2m x 5.2 (13'9" x 17'0")

Electric roller shutter to the front with pedestrian door behind along with a display window opening to the main sales area.

## REAR STORE

4.2m x 3.2m (13'9" x 10'5" )

With door to the rear yard, WC and wash basin.

## TENURE

Leasehold - We are offering a new Landlord & Tenant Act lease with terms to be agreed.

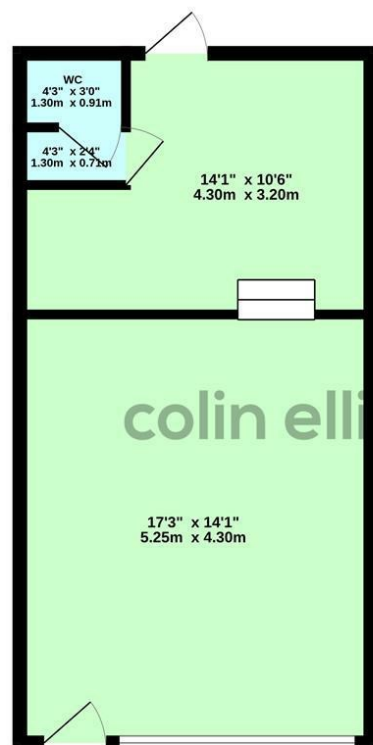
## BUSINESS RATES

From information obtained on the VOA website the current business rateable value is, £3,750 per annum. Small business rates relief may be applicable and all enquiries should be made to the local taxation office.

## VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 391 sq.ft. (36.3 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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Osgodby Lane - 18741894

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.



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