

SHOP to Let

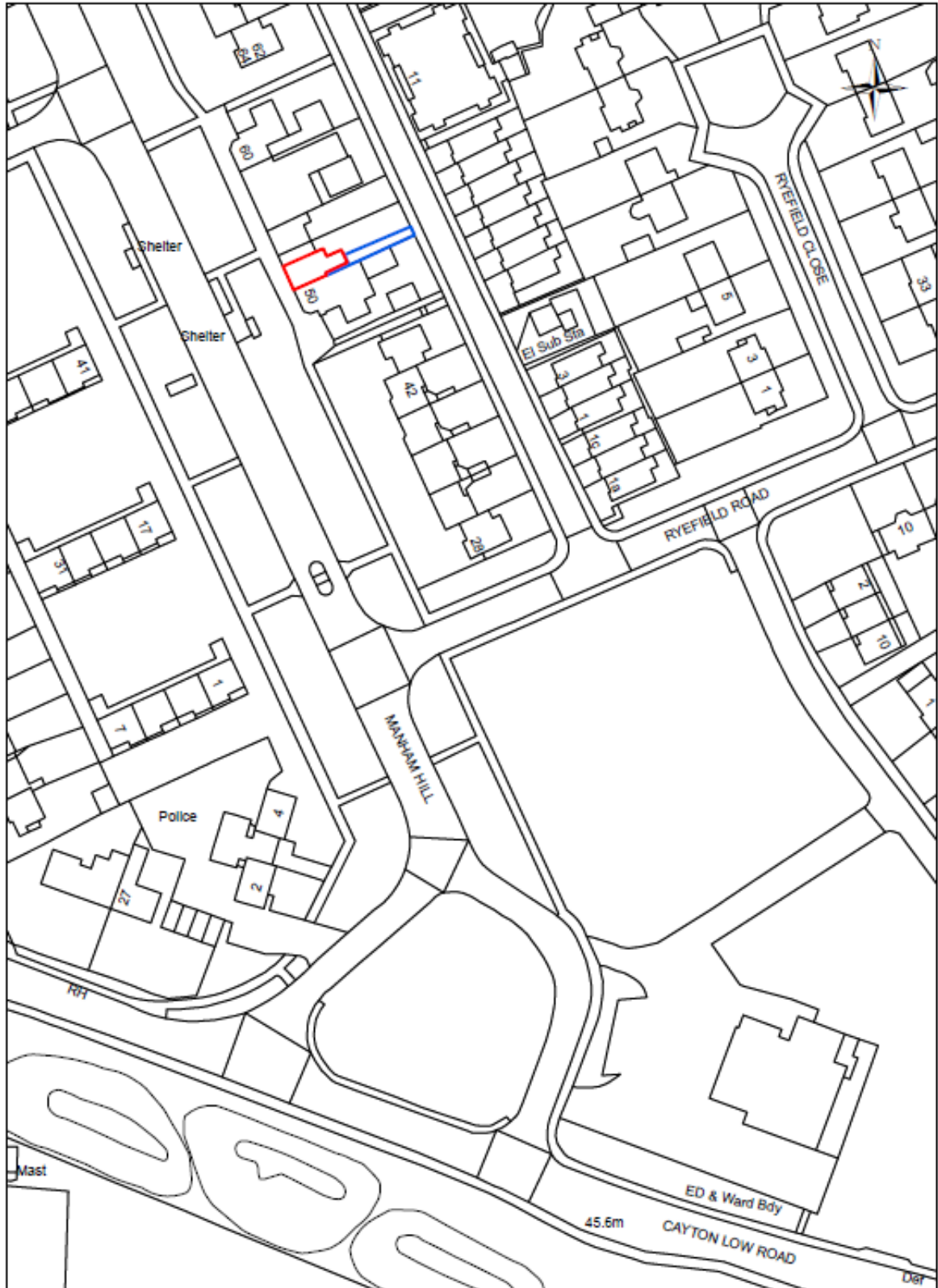


**Manham Hill, Eastfield,
Scarborough YO11 3DG**

Rental offers invited around **£6,500** per annum
(exclusive of rates, taxes and all other outgoings)



NORTH YORKSHIRE COUNCIL



1:1,000

Reproduced by permission of Ordnance Survey on behalf of HMSO
© Crown copyright and database right 2024
Ordnance Survey Licence number 100017946

Location

The property forms part of a small parade of shops situated in the residential area of Manham Hill, Eastfield, Scarborough.

It is close to the Manham Hill Proudfoot store and is easily accessible from Cayton Low Road.

Other road links close by include the A64 to Scarborough and B1261 to Cayton and Filey to the southeast and Seamer/Crossgates/Irton to the west.

Description

The property has been used as a Dog Grooming Salon since 2019 and prior to that was a tattoo studio.

The property comprises a ground floor lock up shop, with small outside area, accessed through the shop or by road, off Ryefield Road.

There are private residential properties above the shop so there may be restrictions on noise/ smells and potentially trading hours.

Accommodation

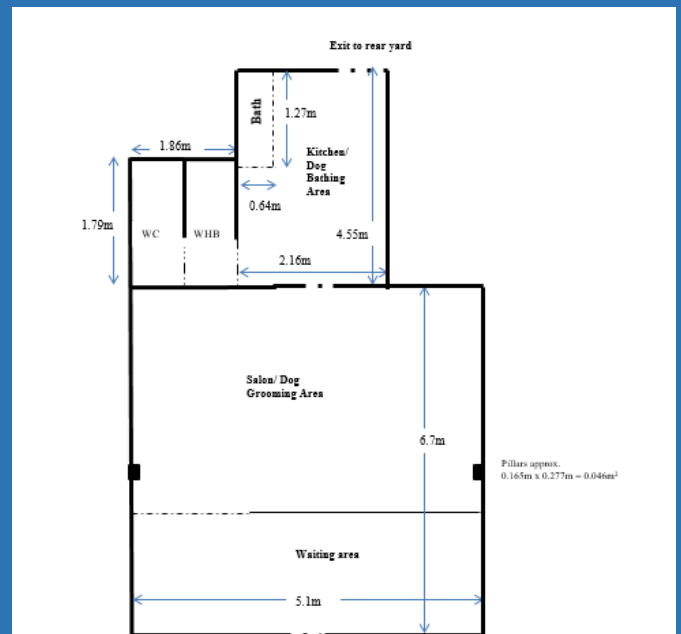
The trading area (salon and waiting area) lies to the front of the shop, with a kitchen and wash area/ toilet.

There is a small garden for the sole use of the property at the rear (accessed from the kitchen).

The front of the property is a communal paved area serving all of the shops in the parade.

There is no specific parking with the property, however on-street parking is available

Ground Floor Salon/waiting area	34m ²	368 sq. ft.
Ground Floor kitchen area	9.8m ²	105 sq. ft.



Salon/Waiting area 5.10m x 6.70m = 34.17m²/ 367.80 ft²
 Bathing area 4.55m x 2.16m = 9.83m²/ 105.81 ft²
 WC/Cloak 1.86m x 1.79m = 3.33m²/ 35.80 ft²

Total Gross floor area Approximately 47 m²/ 509 ft² (including WC/WHB)

Note: Layout and measurements are given as a guide only. It is the responsibility of the interested party to satisfy themselves as to their accuracy or otherwise



Lease and Rent

Offers are invited for the annual rent in the region of £6,500 per annum for a term of 3 years.

In the event that a longer lease is required, the rent will be reviewed every 3 years of the term



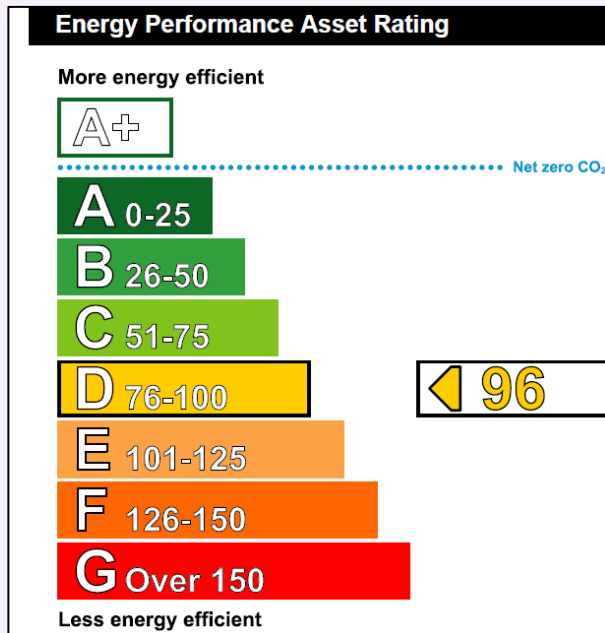
Repairs

The property is offered on an internal repairing basis. The tenant will be responsible for all internal repairs, maintenance and decoration including all windows, doors, shutters, garden (including fencing).

EPC Rating

Certificate Reference Number:
0590-0031-9359-8193-4006
Dated: 24 July 2019

This property is currently a D rating



User

The premises are classed as Sui Generis following a planning application in 2019 to change the use to dog groomers (Ref: 19/02127/RG3).

Applicants will be required to make their own planning enquiries and if a change of use is required the applicant will be responsible for obtaining and complying with planning and any other statutory consents

Compliance

The tenant will be responsible for gas, electric and water services and appliances and will be required to provide the landlord with the relevant compliance certificates when demanded.

Compliance with the Equality Act 2010 will be the responsibility of the tenant.

Fees

Each named tenant will be subject to a reference check at a fee of £50+VAT per person.

If the lease is to be in a Company name, then a guarantor will need to be named on the lease. Both the Company and guarantor will be subject to reference checks.

A fee of £525 is payable for the preparation of the lease. This fee is payable upon heads of terms being agreed.

Rights of Way & Easements

The site is let subject to and with the benefit of any existing rights including rights of way whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, restrictive covenants and all existing and proposed wayleaves

Rates, Taxes and All Other Outgoings

The current Rateable Value of the property is **£5,000**.

All rates, taxes and other outgoings are to be borne by the lessee. Small business rate relief may be available to qualifying persons/businesses.

Interested parties are advised to make their own enquiries.

Offer Details

All offers are to be submitted electronically to estates.sca@northyorks.gov.uk

Details on how to make your offer can be found in the supporting documentation.

Viewing

Arrangements to view the premises can be made by contacting the Estates Team on

01723 232347 or estates.sca@northyorks.gov.uk

Important Notice

North Yorkshire Council and their Estates & Strategic Land Department for themselves and as lessor of this property give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do NOT constitute a part of a contract. 2) No person in the employment of NYC has any authority to make or give any representation or warranty whatsoever in relation to this property. 3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Further these particulars are intended only as a guide to prospective tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Council or any member of staff are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to be the correctness of the particulars.

Additional Photos (Jan 2024)

