



colin ellis
your trusted property experts

**Columbus Ravine,
Scarborough, YO12 7JR**

Rent - £7,760 Per Annum

Previously arranged as a beauty salon this premises would suit a variety of uses. This double fronted unit offers a gross floor area of approximately 30 sqm (329 sq ft) and includes a WC and kitchen area.

FULL DESCRIPTION

A double fronted lock up retail unit with a gross floor area of approximately 30 sqm (329 sq ft). The unit has most recently has been trading as a beauty salon but would suit a variety of other uses.

LOCATION

The Unit is prominently positioned on the busy A165 road leading into Scarborough town. It is within a busy tertiary trading location with occupiers in the vicinity including Kwik Fit, MKM builders Merchants, Costcutter general store and various other independent operators.

SERVICES

All mains services are believed to be connected to the unit, that also benefits from gas central heating.

TERMS

New Landlord & Tenant Act lease with a minimum term of 3 years.

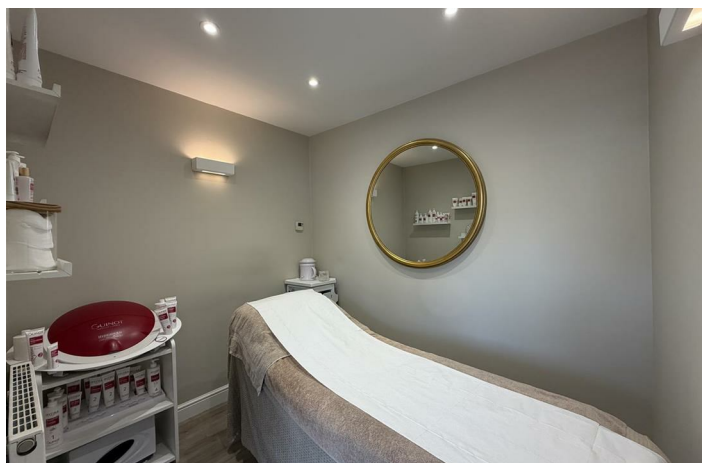
Commencing rent of £7,760 per annum (£646.67 per month)

VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

LEGAL COSTS

Each party to pay their own legal costs in dealing with the lease.



GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 321 sq.ft. (29.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained herein, the agent does not accept any liability for any errors or omissions. The agent is not responsible for any loss or damage caused by the use of the information contained herein. The agent is not responsible for any loss or damage caused by the use of the information contained herein. The agent is not responsible for any loss or damage caused by the use of the information contained herein.

Columbus Ravine - 18831111

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.



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

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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