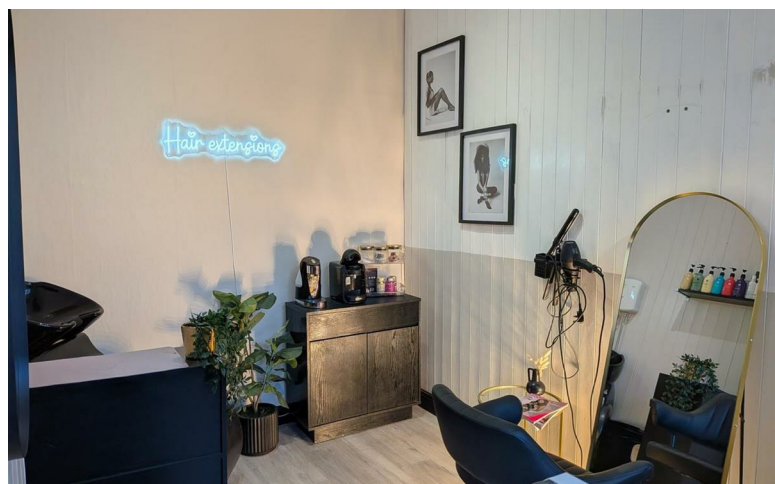
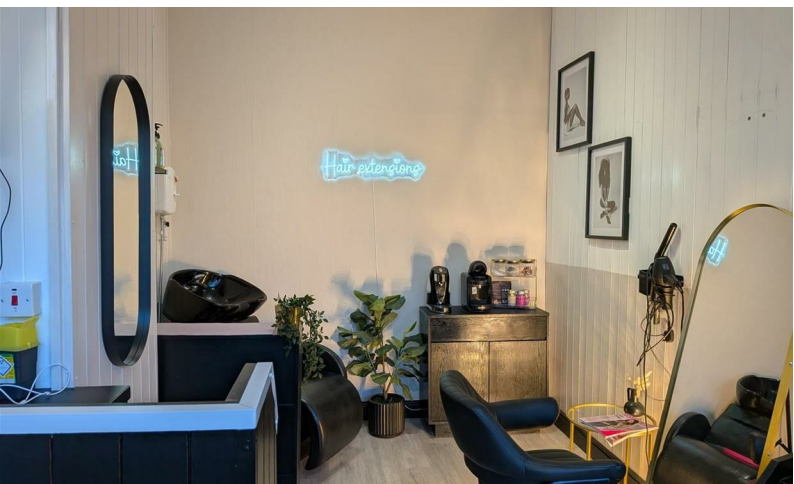




colin ellis
your trusted property experts

**Valley Bridge Parade,
Scarborough, YO11 2PF**

Rent - £368 Per Month

Located close to Scarborough town centre this hairdressers has a large shop window, due to a change in circumstances this unit is available from immediate effect and is an assignment of a lease. The unit also comes with a separate WC. Ingoing of £1,500 for chairs/mirrors etc

UNIT

4.83 x 3.22 (15'10" x 10'6")

Door into shop unit with lighting, window, power sockets and water supply.

SEPARATE W/C

SERVICES

Mains water, electricity and drainage services are connect to the unit.

TERMS

Assignment of a Landlord & Tenant Act lease with lease remaining till 14th July 2028. with break clause January 2027.

VIEWINGS

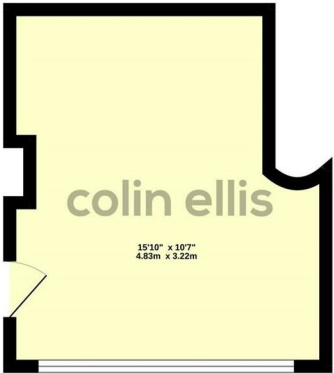
Strictly via sole agents; Colin Ellis Property Serves on 01723 363565.

RATEABLE VALUE

The Business Rateable Value as of April 2023 is £3,200.



GROUND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



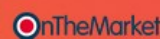
TOTAL FLOOR AREA: 205 sq.ft. (19.1 sq.m.) approx.
Should every potential tenant wish to obtain the accuracy of the floorplan measurements, measurements of plans, sections, elevations and any other data are approximate and are not intended to be used for any purpose other than a general guide. The floor plan is based on the best available information and is not intended to be used for any purpose other than a general guide. The floor plan is based on the best available information and is not intended to be used for any purpose other than a general guide. The floor plan is based on the best available information and is not intended to be used for any purpose other than a general guide.

Valley Bridge Parade - 18768753
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

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