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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)

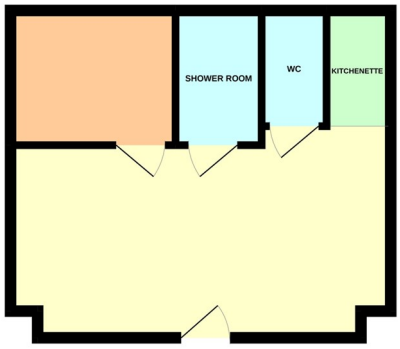
VIEWING
Strictly via sole agents Colin Ellis Property Services on 01723 363565

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 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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Columbus Ravine - 18831111
Length of Tenancy - Please contact office for further information

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