

# ELLIS HAY

## COMMERCIAL



### 15 Eastborough

Scarborough, North Yorkshire, YO11 1NG

**£300 PCM**

TO LET - LOCK UP SHOP UNIT

Offered To Let this lock-up shop unit is on the main route to Scarborough's busy sea front. The unit would suit a variety of different uses, subject to planning approval from Scarborough Borough Council. Approximately 18.75sq m



**LOCATION**

Eastborough is a busy thoroughfare leading to Scarborough's South Bay

**DESCRIPTION 17'1" x 11'10" (5.21 x 3.61)**

15 Eastborough is part of the ground floor of a mid-terrace building formerly used as a café/takeaway. The unit benefits from a large display window and glazed door to the retail area. At the rear of the property there is a WC and small storage area. Total approximate floor area 18.75 sq m

**COSTS**

The tenant is responsible for their own legal costs and may be asked for a contribution to the landlord's costs

**TERMS**

The unit is available to lease for a term to be negotiated at a rent of £3600pa

**BUSINESS RATES**

Rateable value £3250. Interested parties are advised to confirm with the Local Taxation Department what the exact rates payable will be

**SERVICES**

Mains supplies of water and electric. Prospective tenants are advised to satisfy themselves regarding services connected

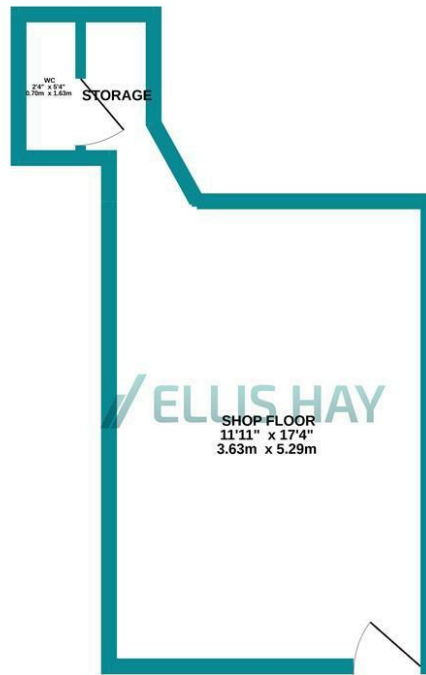
**VIEWING**

Via the sole agents ELLIS HAY

**Area Map**



GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



SHOP UNIT  
TOTAL FLOOR AREA: 238 sq.ft. (22.1 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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