

# Colin Ellis

Commercial

## TO LET



### Westborough, Scarborough YO11 1UN

A great opportunity to take on a fantastic sized unit in the busy town centre of Scarborough. Benefitting from close proximity to Scarborough Railway Station the unit is subject to heavy footfall all year round. The unit comprises of a sales area measuring approx. 1,076 sq.ft on the ground floor with a large storage area, kitchenette and WC facilities at basement level. A unique unit that would suit a variety of uses, viewing is highly recommended. New lease with terms to be agreed.

**£22,000 p.a.x**

49 Aberdeen Walk, Scarborough  
North Yorkshire YO11 1BD  
Tel: 01723 363565

[www.colinellis.co.uk](http://www.colinellis.co.uk)  
[kong.colinellis@btconnect.com](mailto:kong.colinellis@btconnect.com)

# Property Number – 111772

## LOCATION

From Scarborough Railway Station, cross the road heading towards the town centre proceeding down Westborough. The property is on the right-hand side.

## SALES AREA

62'9" x 20'4" [19.13m x 6.2m] MAXIMUM

Great sized sales area with large display windows to the front, double door entrance, counter, door leading to stairs to basement level.

## BASEMENT

On the basement level there is a sizable main storage area currently laid out with shelving, a small kitchenette area comprising of worktops and sink with room for basic kitchen appliances, to the rear is a WC. There is also a smaller secondary storage room.

## LEASE

New lease to be agreed direct with Landlord. Building Insurance and Service Charge costs can be made available upon request

## EPC RATING

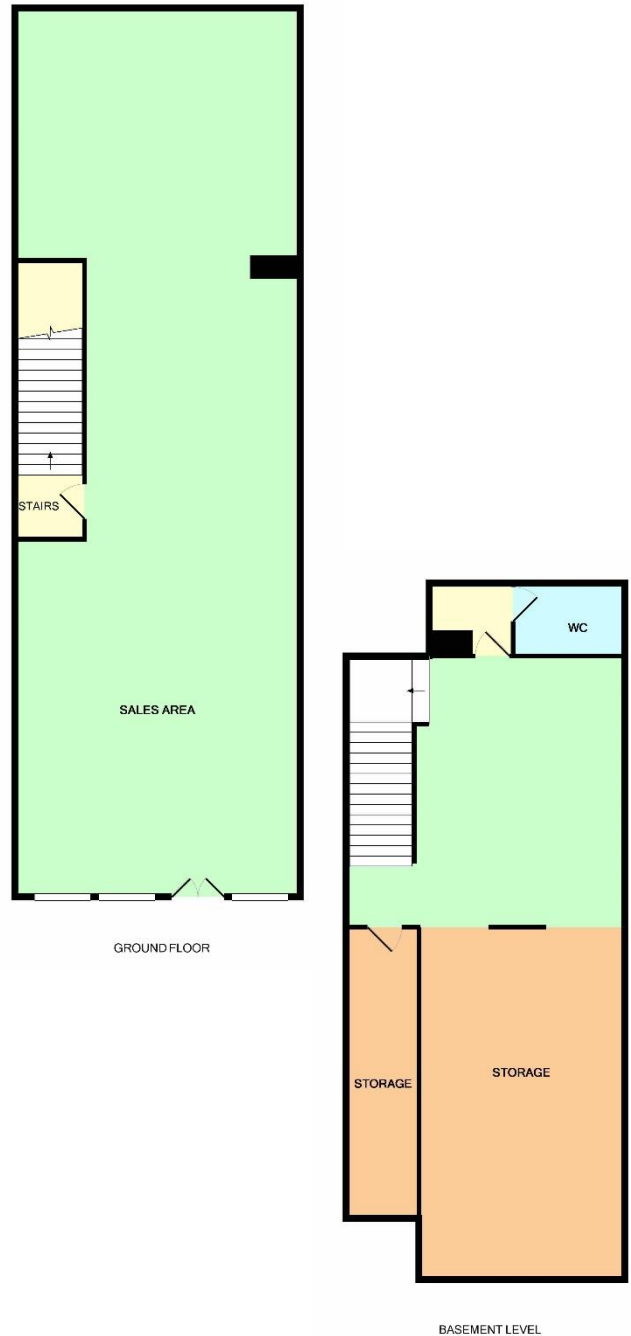
TBC

## VIEWING

All viewings via Colin Ellis Property Services.

## COMMERCIAL DISCLAIMER

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