

TO LET

Subject to Vacant Possession
Unit 2, Chapman's Yard
Scarborough
Y011 1DW



Location

Scarborough is an east coast seaside town, approximately 135 km SE of Newcastle upon Tyne and 70 km NE of York.

Positioned on a prominent corner location at the junction with North Street, Water House Lane and St Thomas Street, opposite Matalan, Wilko and an NCP car park in close proximity on North Street, providing 156 spaces.

The property sits directly above TK Maxx.

Accommodation

Customer access is via an escalator or lift from ground floor level. Rear service access is provided from North Street.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	290	26.9
First Floor	13,978	1,298.6

Rent

We are seeking rental offers in the order of £87,500 per annum exclusive.

Tenure

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

We Understand the unit has a 2017 rateable value assessment of £81,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £4,323.

EPC

Energy Performance Asset Rating - B

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared November 2018

Viewing Strictly through the joint letting agents.

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