

**115 FALSGRAVE ROAD
SCARBOROUGH YO12 5EG**



A prominent property offering an opportunity for a range of businesses

- **RETAIL/SHOWROOM**
- **FLOOR SPACE OVER 2 FLOORS**
- **EXCELLENT SELF-CONTAINED PREMISES**
- **BUSY MAIN ROAD LOCATION**
- **PLENTIFUL ON-STREET PARKING**

TO LET

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

The subject property is situated with corner frontage to Falsgrave Road and St Johns Road just outside Scarborough town centre. Falsgrave Road is the main arterial link into the town from the A64. Westborough and Newborough the towns main shopping streets are nearby, as is the train station that provides direct links to York and the East Coast mainline.

Scarborough is a historic town that is a popular holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a population of 63,000 people approx. and a much larger district catchment.

The town previously achieved an international commercial reputation having been voted Europes most enterprising town. It hosts a number of well known major employers; McCain Frozen Foods, Associated Cold Stores, Anglo American Mining and Plaxton Coachworks..

DESCRIPTION

The subject property comprises part of a modern building of brick construction with a double fronted glazed retail frontage.

Internally the property is laid out to provide an open retail showroom area on the ground floor with additional open plan sales/office space at first floor level together with WCs and kitchenette.

FLOOR AREA (Net Internal approx)

Ground Floor Sales/ancillary	108.02 sq m (1163 sq ft)
First Floor Sales/Office	76.24 sq m (820 sq ft)
TOTAL	184.26 sq m (1,983 sq ft)

RENT and LEASE TERMS

The property is available on a new FRI lease for a period of years to be agreed at a commencing rental of £19,500 per annum.

USE POTENTIAL

The property is suitable for a continuation of retail use but could also suit a range of commercial uses (subject to planning as required), for example; showroom, offices, leisure, food and healthcare.

BUSINESS RATES

From enquiries made on the VOA website we believe that the commercial premises have a rateable value of £11,500 (2023 list). The rateable value is subject to the uniform business rate.

Interested parties are advised to make their own enquiries to the local rating authority.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

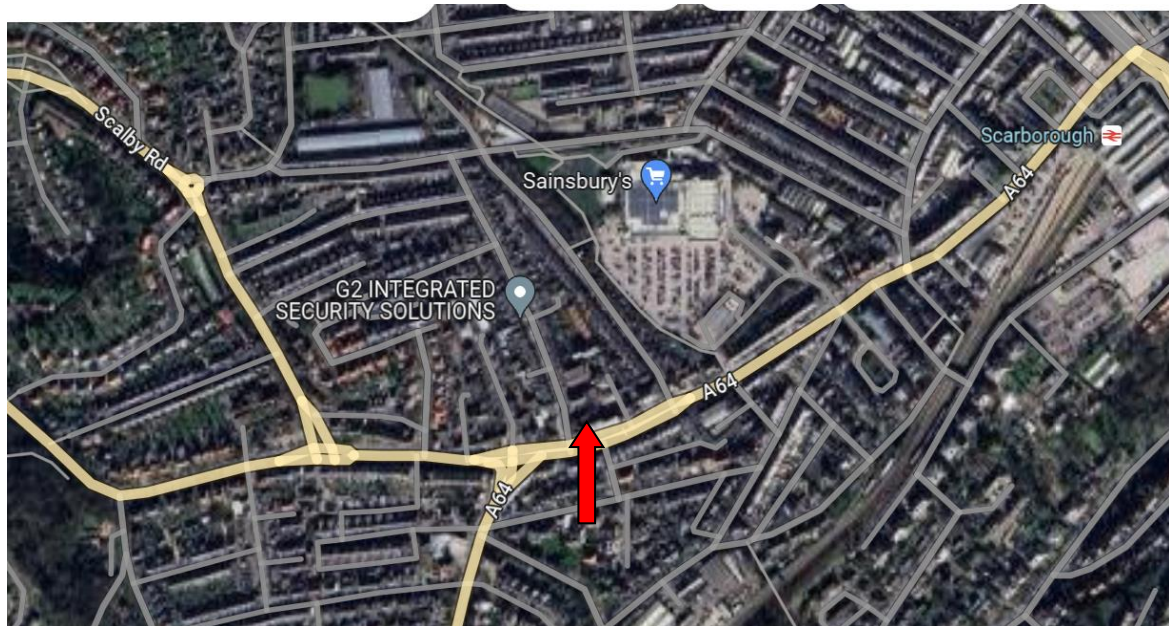
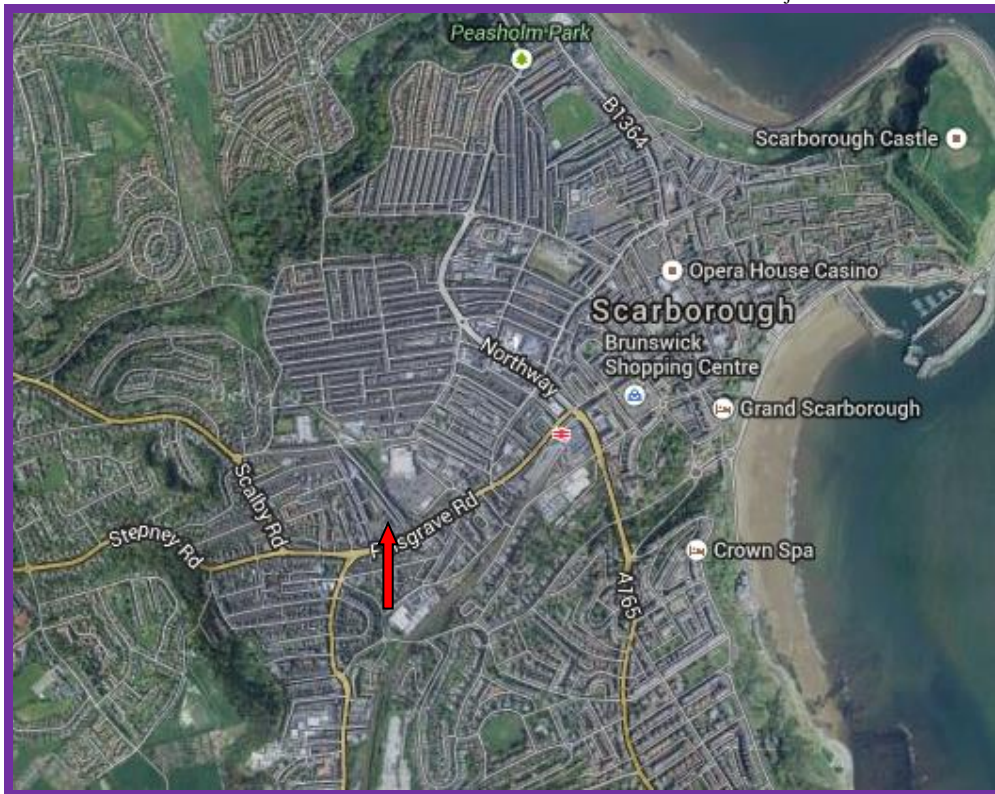
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

For viewing arrangements and further information please contact Andrew McBeath andrew@mcbeathproperty.co.uk or 07725 416002, 01904 692929.

Subject to Contract – 070524



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC



IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.