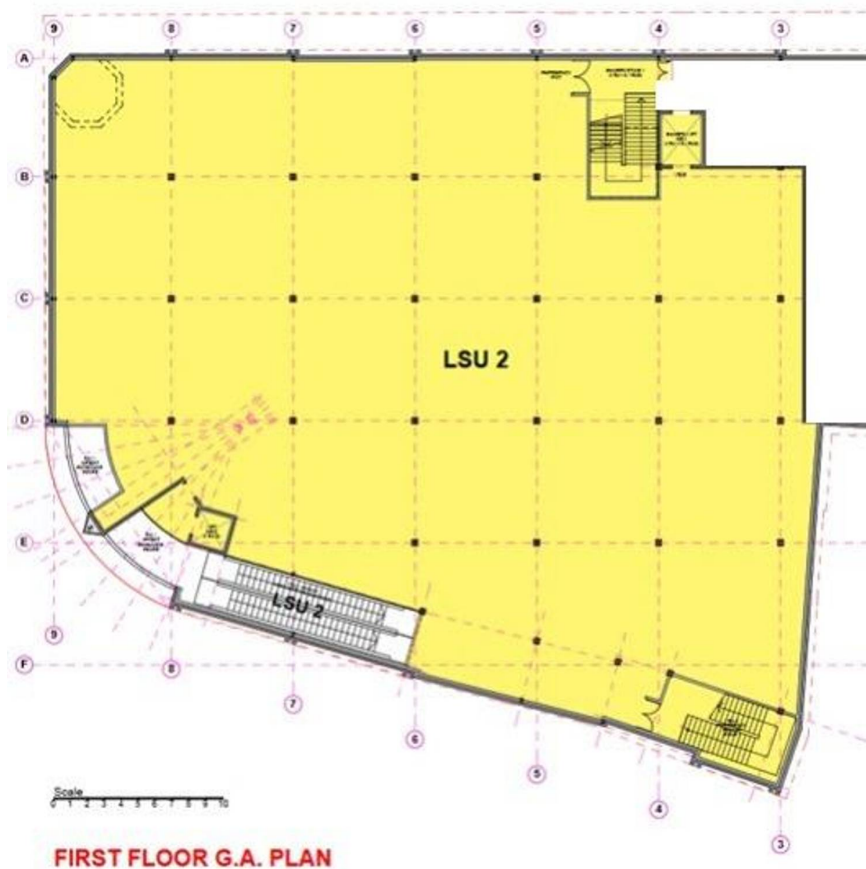






Unit 2 Waterhouse Lane

Scarborough

TO LET | 14,000 sq ft First Floor Retail / Leisure Opportunity in Scarborough Town Centre, located above TK Maxx CPH act jointly with Reid Birkett to bring to this exciting first floor opportunity to the market on behalf of the new owners. The property is accessed via 3 double entrance doors from Waterhouse Lane, leading into a spacious foyer, with escalators and a passenger lift leading to the sales floors. Servicing We understand the property extends to a gross internal floor area of 1,325 sq m (14,268 sq ft) and benefits from toilet facilities, changing rooms and an office. The space is openplan with suspended lighting and air conditioning / heating units. A rent free period maybe offered dependent upon lease terms and covenant strength.

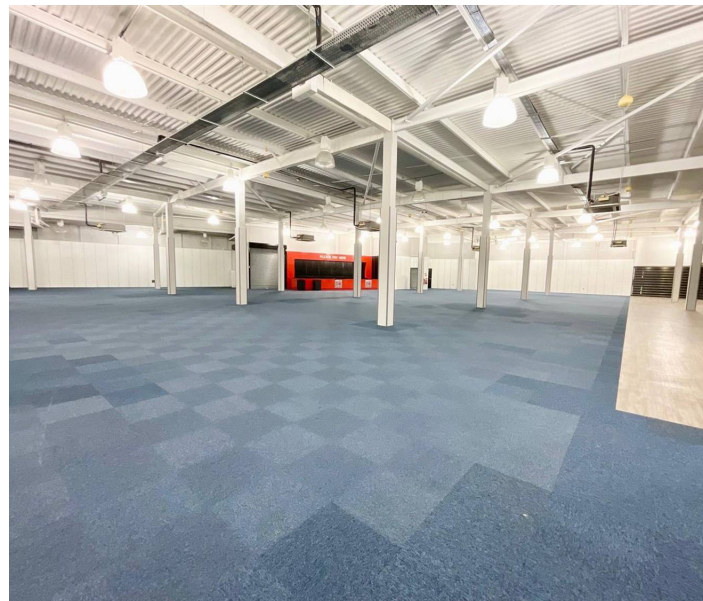
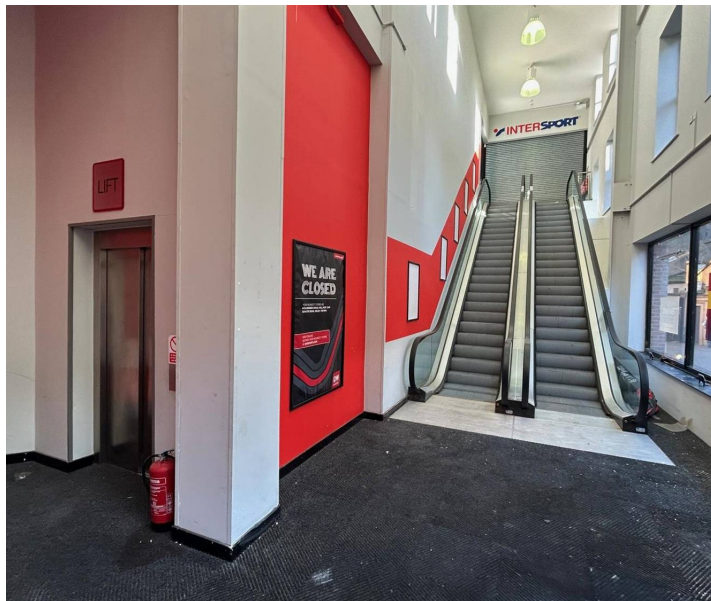
VAT: Applicable

Service Charge: TBC but likely to be around 50p per sq ft.

EPC: Band B

Rateable Value: £74,000

Joint Agent: Mike Birkett of Reid Birkett 01661 820771 - mike@reidbirkett.co.uk



CPH

Interested?

Contact our friendly team today
01723 352235 | sales@cphproperty.co.uk

With you every step of the way



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