





12 Newborough

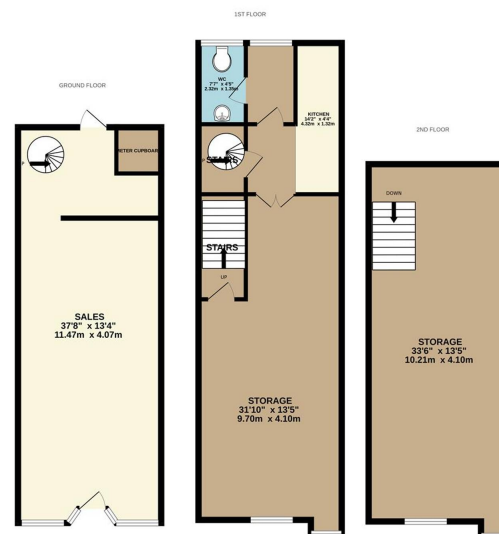
Scarborough, Scarborough

TO LET | Prime Retail Unit in Scarborough Town Centre. Due to business expansion, this unit is available TO LET is this superbly positioned retail / office unit, located adjacent to MARKS & SPENCER on the pedestrian section of Scarborough's High Street (Westborough & Newborough). Occupiers within the immediate vicinity also include Barclays Bank, Lloyds Bank, Thomson Travel Agents & Eden Mobility to name just a few.

The premises are laid out over three floors and extend to a overall Gross Internal Area (GIA) of approximately: 143.6 sq m (1,545 sq ft). The premises are available to let on a new Full Repairing & Insuring (FRI) Lease for a minimum 3 year term. VAT is applicable. All enquiries to CPH COMMERCIAL.

Business Rates - Rateable Value £18,000

EPC - Band E



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and not responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The location, system and appliances shown have not been tested and no guarantee as to their operation is intended to be given. Based on average prices.

CPH

Interested?

Contact our friendly team today

01723 352235 | sales@cphproperty.co.uk

With you every step of the way



Phil Fletcher
DIRECTOR

Joe Walker MRICS
DIRECTOR

Dionne Rawlings
MANAGER