



**HIGH STREET PROPERTY / CLASS E**  
12 Westborough, Scarborough, YO11 1UH



**Rent: £29,500 PA**  
**Ground Floor Area**  
574 Sq ft / 53 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons. The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

The property occupies a prime retailing position on Westborough, Scarborough's premier retailing locality. The unit was recently acquired and completely refurbished top to bottom. The ceilings have integrated 'Fujitsu' air conditioning and heating arrangement together with integrated sound system. The property also is highly secure with an electric internal roller shutter door being noted together with high grade alarm system.

**Accommodation:**

We believe the property extends to a gross internal area of some 2,460 sq ft - across all 5 floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor (Sales)	574	53.3
Basement (Sales)	523	48.5
First Floor (Office & Storage)	587	54.5
Second Floor (Storage)	391	36.3
Third Floor (Storage)	386	35.9

**Rent:**

£29,500 per annum exclusive

**Tenure:**

New Lease terms to be agreed between the parties.

**Business Rates:**

The premises currently has a rateable value of £26,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - E

**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.

**Date Prepared:**

February 2022

Subject to Contract

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Scarborough



50 metres

Experian Goad Plan Created: 11/02/2022  
Created By: Barker Proudlove Ltd

