



SHOPPING CENTRE PROPERTY / CLASS A1  
112b Westborough Balmoral Centre, Scarborough



**Rent: £39,500 PA**

**Area**

1,393 Sq ft / 129 Sq M

**UNDER  
OFFER**

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

**Barker Proudlove**

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**Location:**

Scarborough is a popular seaside town located on the North Yorkshire coast. The town lies approximately 41 miles North East of York and is the fifth most visited resort in the UK with 7 million visitors per year.

The property occupies a prime position fronting Westborough, neighbouring Vision Express and Claires.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	774	71.91
First Floor	619	57.51

**Rent:**

We are seeking rental offers in the order of £39,500 per annum exclusive.

**Tenure:**

The property is available to let on a new effective Full Repairing and Insuring lease for a number of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £44,500.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

**Service Charge:**

The on-account service charge for the year 2018 is to be confirmed.

**EPC:**

Energy Performance Asset Rating - D

**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 2020

Subject to Contract

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