



39 Bar Street Scarborough YO11 2HT

PROPERTY FEATURES

- £125 Per Week
- A1 (Retail) and A3 (Cafe) consent
- Well respected retail district of Scarborough
- 420 sq ft retail space
- Includes retail area, storage, office and toilet
- Security grill to front window
- Flexible lease terms
- Suitable for a variety of uses
- Available now
- Would consider sale of property



01924 200101

Weekly Rental Of £125

DESCRIPTION

Self contained 2 storey retail property comprising retail shop area with store, office and toilet. The shop would suit a variety of uses, including as an office or artists studio, and has recently been used as cafe and tea rooms, and therefore is suitable for both A3 (cafe) and A1 (retail) use.

LOCATION

The property is located within Bar Street in the heart of Scarborough town centre in an established pedestrianised mixed use location. Bar Street can be accessed from Falconers Road and Westborough

ACCOMMODATION

Accommodation comprises on the ground floor; retail area. On the first floor; store room, office and toilet.

LEASE TERMS

The premises are available on a Full Repair & Insure lease for a length of years to be agreed (minimum 1 year lease considered). In addition to the rental there will be a nominal contribution to the buildings insurance (approx £300 per annum)

USE CLASSIFICATION

A1 (retail) or A3 (cafe)

RATEABLE VALUE

The rateable value effective from April 2023 is £5900. The actual amount you will pay will be substantially less and if entitled to small business rate relief you may not have to pay anything towards business rates on this property.

VAT

The rent payable on the property is not subject to VAT

VIEWING

For further information and to arrange a viewing contact FSL on 01924 200101.

IMPORTANT NOTICE

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



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For further information and to arrange a viewing contact FSL Estate Agents

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