

Unit 2, Chapman's Yard, Chapman's Yard, Scarborough, YO11 1DW

Prominent Corner Unit to let in the heart of Scarborough

Summary

- Located above TK Maxx on a busy High Street pitch
- Modern floorplate with prominent high level glazed frontage
- Low service charge cost

Location

Scarborough is a popular east coast seaside town, approximately 83 miles SE of Newcastle upon Tyne and 45 miles NE of York. The town has excellent communication links with road connections via the A171 from the north, the A170 and A64 from the west, and the A165 from the south. The town has direct rail services to Kings Cross in 3 hours, and Edinburgh in 3.5 hours.

Prominently located at the junction of North Street, Water House Lane and St Thomas Street, opposite Matalan, Wilko and an NCP car park providing circa 440 spaces. An additional car park on North Street, provides 156 spaces.

Accommodation

The premises benefit from an imposing frontage with double height glazing over the entrance, which can be used for signage purposes, along with an extensive ground floor display window. Customer access is via an escalator or lift from ground floor level. Rear service access is provided from North Street.

Description	Sq ft	Sq m
Ground Floor	290	26.94
First Floor	13,978	1,298.60

Rent

£87,500.00 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates payable: £40,179.50 per annum

(based upon Rateable Value: £81,500.00)

Service Charge

£4,323.00 per annum (£3.24 per sq m)

EPC

This property has been graded as B (47).

Tenure

Available on a new Full Repairing and Insuring lease for a term of years to be agreed.



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

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