



TO LET

Leasehold
Retail

1,580 sq.ft

(148 sq.m)

Unit 3 Bar House, Newborough, Scarborough, YO11 1LU

- Subject to Vacant Possession
- 100% Prime Scarborough unit fronting Newborough

**SHEET ANCHOR
EVOLVE**

part of M'Core

020
7228
6508

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Unit 3 Bar House, Scarborough, YO11 1LU

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	746	69
First Floor	825	77
TOTAL	1,580	148

Description

The property is situated in a prime position in the town center front directly onto Newborough. Nearby occupiers include Vision Express, Thomas the Baker, The Works, and Clarks.

Rent

£40,000 per annum exclusive

Rates

Rateable value of £29,750. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge & Insurance

Service Charge: £3,500

Insurance: TBC

Energy Performance

EPC rating of E-112.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Viewing

Strictly via prior appointment with the appointed agents:

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

Joe Walker 07501 017 651
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Phil Coombs 07715 678426
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