

## Unit 2 , Unit 2, Chapman's Yard, Chapman's Yard, Scarborough, North Yorkshire, 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.

The premises provide the following approximate net internal floor areas:

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

### Tenure

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

### Rent

£87,500 per annum  
*exclusive of rates, service charge and VAT (if applicable).*

### Rates

Rates Payable (2017/2018): £39,038.50 per annum  
*(based upon Rateable Value: £81,500 and UBR: 47.9p)*

### Service Charge

£4,323 per annum  
*(£3.24 per sq m)*

### EPC

This property has been graded as 47B. All relevant parties involved in the transaction of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © 2018 Jones Lang LaSalle IP, Inc. Created: 23/04/18 - unit-2\_230418\_12225.pdf. **Subject to contract**



### Viewing & Further Information

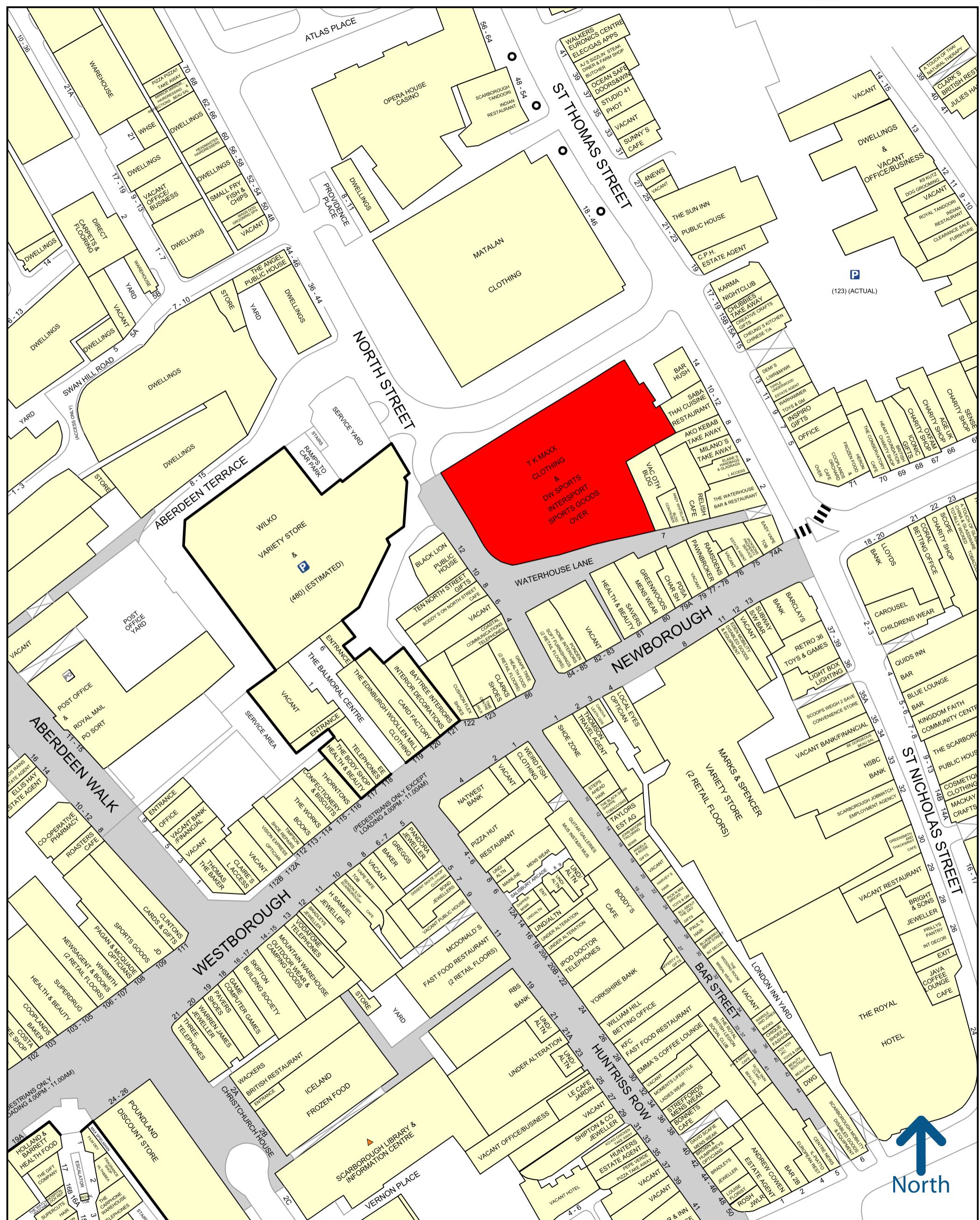
Viewing is strictly by appointment with:

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