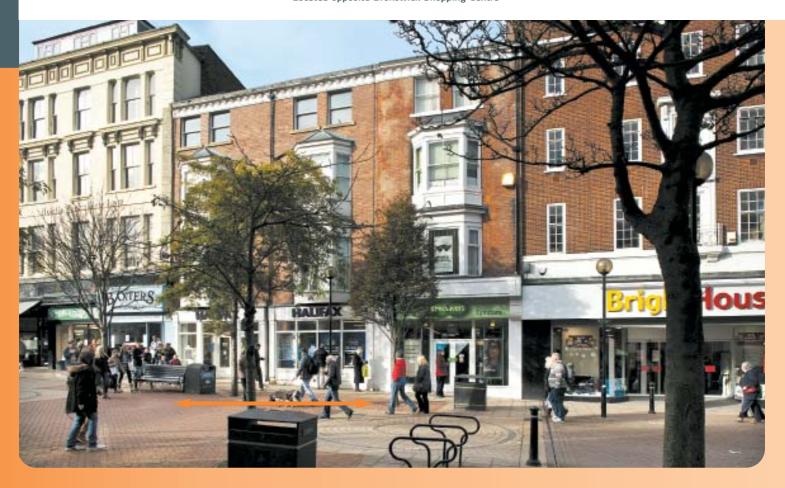
lot 10

92/93 Westborough Scarborough, North Yorkshire YO11 1LD

Rent £104,500 per annum exclusive

Freehold Town Centre Retail Investment

- Entirely let to Halifax Plc until 2021
- Prominent position on prime pedestrianised retail thoroughfare
- Located opposite Brunswick Shopping Centre
- Nearby occupiers include Next, Santander, Specsavers, Boots and Superdrug
- Six Week Completion Available





lot 10

per annum exclusive



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Miles: 40 miles north-east of York 48 miles south-east of Middlesbrough Roads: A64, A170, A1/M1 (Junction 50)

Rail: Scarborough Rail Station Durham Tees Valley (44 miles)

The property is situated in a prominent town centre position on the north side of Westborough, Scarborough's prime pedestrianised retailing thoroughfare. The property is located opposite Brunswick Shopping Centre with other nearby occupiers including Next, Santander, Specsavers, Boots and Superdrug.

The property comprises a ground floor banking hall with basement storage accommodation, first floor office accommodation and second and third floor ancillary/storage accommodation.

Freehold.

VAT is applicable to this Lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground Basement First Second Third	Banking Hall Storage Offices Ancillary/Storage Ancillary/Storage	205.53 sq m Not Measured 176.82 sq m 107.35 sq m 85.86 sq m	(2,219 sq ft) Not Measured (1,909 sq ft) (1,159 sq ft) (927 sq ft)		20 years from 03/09/2001 on a full repairing and insuring lease	£104,500	07/09/2016 (02/09/2021)
Totals		575.58 sq m	(6,214 sq ft)			£104,500	

(1) Halifax is a division of Bank of Scotland plc. Bank of Scotland plc are part of Lloyds Banking Group which was renamed from Lloyds TSB Group plc following the acquisition of HBOS plc in 2009. Lloyds Banking Group serves some 30 million people. For the year ending 31st December 2011, Bank of Scotland Plc reported pre-tax profits of negative £3,871,000 and a total net worth of £19,609,000,000. (Source: www.riskdisk.com 05/11/2012)

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