

lot 10

Rent
£104,500
per annum
exclusive

92/93 Westborough Scarborough, North Yorkshire YO11 1LD

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



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Location

Miles: 40 miles north-east of York
 48 miles south-east of Middlesbrough
 Roads: A64, A170, A1/M1 (Junction 50)
 Rail: Scarborough Rail Station
 Air: Durham Tees Valley (44 miles)

Situation

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 Brunwick Shopping Centre with other nearby occupiers including Next, Santander, Specsavers, Boots and Superdrug.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this Lot.

Tenancy and accommodation

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