

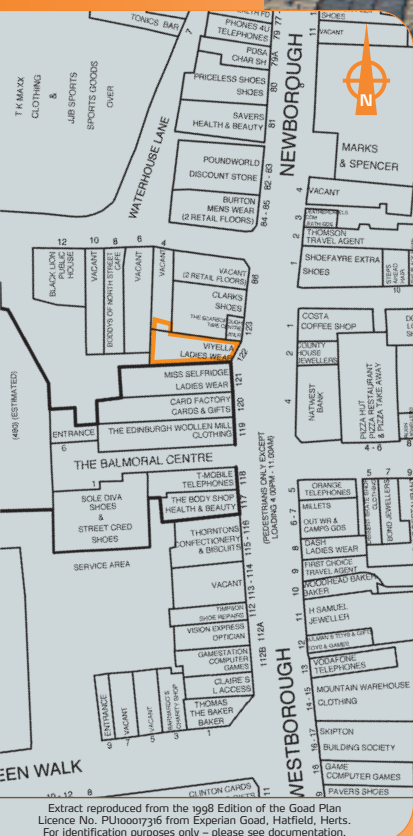
lot 22

122 Westborough, Scarborough
North Yorkshire YO11 1LP

Rent
£75,000
per annum
exclusive

Freehold Retail Investment

- Let to Country Casuals Limited
- Prime pedestrianised town centre location
- Adjacent to The Balmoral Shopping Centre
- Neighbouring occupiers include Marks & Spencer, Costa Coffee, Card Factory and Next



Location

Miles: 35 miles north-east of York
58 miles north-east of Leeds
36 miles south-east of Middlesbrough

Roads: A1(M), A170, A64, A165, A171

Rail: Scarborough Rail

Air: Durham Tees Valley Airport, Humberside Airport

Situation

Scarborough is a popular tourist coastal town in the North-East. The town benefits from excellent communications via the A64 which provides access to York, Leeds and A1(M). The property is situated on a prime position on Westborough, the town's main retail thoroughfare, and adjoining the Balmoral Centre. Nearby occupiers include Card Factory, Clarks, Next, NatWest, Marks & Spencer and Costa Coffee.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	129.13 sq m	(1,390 sq ft)	COUNTRY CASUALS LIMITED (1)	10 years from 04/12/2009 till 2019 on a full repairing and insuring lease	£75,000	2014
First	Ancillary	58.52 sq m	(630 sq ft)				
Second	Ancillary	24.15 sq m	(260 sq ft)				
Totals		211.80 sq m	(2,280 sq ft)			£75,000	

(1) For the year ending 31st January 2011, Country Casuals Limited reported a turnover of £49,824,394, pre-tax profit of £1,379,204 and total net worth of £16,238,945. (Source: www.riskdisk.com 27/01/2012)

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