

13 Newborough Scarborough, North Yorkshire YO11 1NA

lot 18

Freehold Retail Investment

- Let to Subway Realty Limited until 2024 (subject to option)
- Pedestrianised town centre location
- Close to the Balmoral Shopping Centre
- Nearby occupiers include Marks & Spencer, Barclays, TK Maxx, Costa Coffee, NatWest and Pizza Hut

Rent
£33,000
per annum
exclusive



Location

Miles: 40 miles north-east of York
48 miles south-east of Middlesbrough
60 miles north-east of Leeds
Roads: A165, A170, A171, A64, A1 (M)
Rail: Scarborough Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated in a prominent position on the south side of pedestrianised Newborough adjoining Westborough, close to its junction with St Nicholas Street. Nearby occupiers include Marks & Spencer, Barclays, TK Maxx, Costa Coffee, NatWest and Pizza Hut. The Balmoral Shopping Centre is also close by with retailers including EE, Miss Selfridge, Wilkinsons and the Body Shop.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

Nearby No. 11 Newborough is being offered as lot 24.

Six Week Completion

Tenancy and accommodation

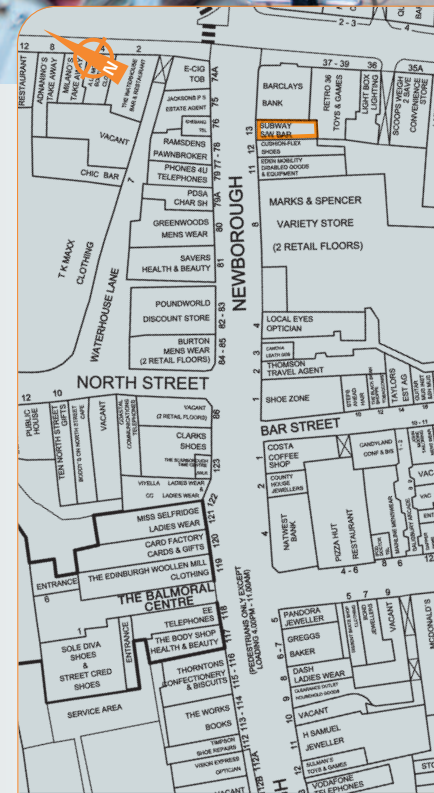
| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|---------------|------------------|----------------------------------|----------------------------------|--|----------------|------------|
| Ground | Retail/Ancillary | 43.57 sq m (469 sq ft) | SUBWAY REALTY LIMITED (1) | 10 years from 01/12/2014 until 2024 on a full repairing and insuring lease (2) | £33,000 | 01/12/2019 |
| First | Ancillary | 30.80 sq m (332 sq ft) | | | | |
| Second | Ancillary | 32.60 sq m (351 sq ft) | | | | |
| Totals | | 106.97 sq m (1,152 sq ft) | | | £33,000 | |

(1) For the year ending 31/12/2013, Subway Realty Limited reported a turnover of £27,940,819, pre-tax profits of £1,457,251 and a total net worth of £1,632,387. (Source: www.riskdisk.com 25/02/2015). The property has been sub-let to a franchisee.
(2) The lease provides for a tenant option to determine the lease on 1st December 2019.

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