

# Lot 58

£52,500 per annum exclusive

## 9 Westborough, Scarborough, North Yorkshire YO11 1UH Freehold Retail Investment



### Key Details

- Let to TUI UK Retail Limited with a guarantee from First Choice Holidays Limited
- Nearby occupiers include Marks & Spencer, Greggs, Iceland, Boots the Chemist and McDonald's
- Opposite The Balmoral Shopping Centre with retailers including Wilko and Edinburgh Woollen Mill
- Prominent pedestrianised town centre location
- High yielding on Guide Price

### Location

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

### Situation

The property is situated in a prominent position on the southern side of the pedestrianised Westborough, close to its junction with Newborough and Huntriss Row. Nearby occupiers include Marks & Spencer, Greggs, Iceland and McDonald's, with Boots the Chemist, WHSmith and JD Sports also located on Westborough. The Balmoral Shopping Centre is diagonally opposite, with retailers including Wilko and The Edinburgh Woollen Mill.

### Description

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

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band B. See legal pack at [acuitus.co.uk](http://acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	58.10 sq m (625 sq ft)	TUI UK RETAIL LIMITED with a guarantee from FIRST CHOICE HOLIDAYS LIMITED (1)	15 years from 24/11/2006 on a full repairing and insuring lease	£52,500
First	Ancillary	39.10 sq m (421 sq ft)			
Second	Ancillary	20.09 sq m (216 sq ft)			
<b>Total</b>		<b>117.29 sq m (1,262 sq ft)</b>			<b>£52,500</b>

(1) For the year ending 30th September 2017, TUI UK Retail Limited reported a turnover of £201 million, pre-tax profits of £1 million and a total net worth of £191 million. For the year ending 30th September 2017, First Choice Holidays Limited reported pre-tax profits of £9,424,000 and a total net worth of £242,720,000 (Source: [www.firstchoice.co.uk](http://www.firstchoice.co.uk) and Experian Group 05/11/2018). The property is sublet to a tenant trading as Vape Safe.



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