

Scarborough

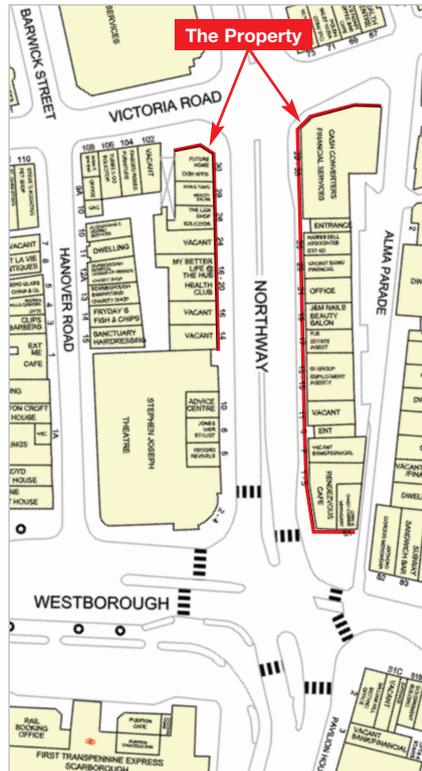
1-67 Northway North Yorkshire YO11 1JH

- Leasehold Town Centre Shopping Parade with Residential above
- Comprising 2 x three storey blocks
- 18 ground floor shops, first floor offices, 15 second floor flats and 8 first and second floor maisonettes
- Potential development opportunity
- 14 of the flats are offered vacant
- Reversions from 2017
- Total Current Gross Rents Reserved **£218,361 pa**

On the Instructions of
Columbia Threadneedle



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held on two separate coterminous leases from Scarborough Council each for a term of 99 years from 2nd October 1957 (thus having some 40 years unexpired) at a total fixed rent of £3,250 per annum.

Location

The famous seaside town of Scarborough is both a busy holiday resort and an established commercial and retail centre. The town is located on the North Yorkshire coast approximately 37 miles north-east of York and 37 miles north of Hull. The town is served by the A64 trunk road and the A165. The properties are situated on opposing sides of Northway, between its junctions with Victoria Road and Westborough, close to Scarborough Rail Station. Occupiers close by include Sports Direct, William Hill, Nationwide and the Stephen Joseph Theatre.

Description

The properties are arranged on ground and two upper floors to provide 2 x three storey blocks. The eastern block comprises eleven ground floor shop units with first floor offices and fifteen second floor flats. The western block comprises seven ground floor shop units with eight self-contained first and second floor maisonettes above.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Planning

Local Planning Authority: Scarborough Borough Council.
Tel: 01723 232323.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 107 Scarborough**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor | Smith Esq, Addleshaw Goddard LLP. Tel: 0113 209 2098 e-mail: ian.smith@addleshawgoddard.com
Joint Auctioneer | G Howes Esq, Gent Visick. Tel: 0113 200 3989 e-mail: garry.howes@gentvisick.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Northway						
1-5	N.W Dack	Ground Floor	129.87 sq m (1,398 sq ft)	15 years from 21.06.2002	£12,000 p.a.	Reversion 2017
7	Vacant	Ground Floor	75.34 sq m (811 sq ft)			
11	Vacant	Ground Floor	64.94 sq m (699 sq ft)			
13 & 15	GI Recruitment Ltd	Ground Floor	126.53 sq m (1,362 sq ft)	10 years from 03.06.2014	£17,850 p.a.	Break 2019
14	Vacant	Ground Floor	52.21 sq m (562 sq ft)			
16	Vacant	Ground Floor	46.91 sq m (505 sq ft)			
17	Ralph Shalom Ltd	Ground Floor	65.12 sq m (701 sq ft)	5 years from 08.05.2014	£11,500 p.a.	Break 2017
18 & 20	Yorkshire Coast Homes Ltd	Ground Floor	74.88 sq m (806 sq ft)	3 years from 17.04.2014	£11,000 p.a.	Reversion 2017
19	N Quang Vu	Ground Floor	64.19 sq m (691 sq ft)	10 years from 24.11.2009	£11,000 p.a.	Reversion 2019
21	Vacant	Ground Floor	64.47 sq m (694 sq ft)			
23	Vacant	Ground Floor	50.17 sq m (540 sq ft)			
24	Vacant	Ground Floor	51.47 sq m (554 sq ft)			
25	Harris Bell Associates Scarborough Limited (1)	Ground Floor	76.36 sq m (822 sq ft)	6 years from 14.09.2009	£9,000 p.a.	Holding Over
26	I Brichman	Ground Floor	47.01 sq m (506 sq ft)	5 years from 19.04.2015	£6,500 p.a.	Break 2018
28	E Peckitt (t/a Serenity)	Ground Floor	44.03 sq m (474 sq ft)	10 years from 16.08.2011	£8,600 p.a.	Break & Rent Review 2016
29-37	Cash Converters (UK) Ltd	Ground Floor	324.04 sq m (3,488 sq ft)	10 years from 01.06.2008	£32,000 p.a.	Reversion 2018
30-32	Yorkshire Coast Homes Ltd	Ground Floor	54.63 sq m (588 sq ft)	3 years from 17.04.2014	£9,000 p.a.	Reversion 2017
81 Westborough	Card & Candy Corner Ltd	Ground Floor	44.22 sq m (476 sq ft)	9 years from 26.03.2008	£11,000 p.a.	Reversion 2017
Office Suite 1	Vacant	First Floor	382.47 sq m (4,117 sq ft)			
Office Suite 2	Van Oord UK Ltd	First Floor	498.32 sq m (5,364 sq ft)	1 year from 17.03.2016	£12,200 p.a.	Reversion 2017
Office Suite 3	The Cambridge Centre Scarborough Alcohol & Drugs Advisory Centre Ltd	First Floor	382.47 sq m (4,117 sq ft)	Tenancy at will	£19,611 p.a.	
Flats 22A, B, C, E, F, H, 45, 47, 51, 53, 55, 59, 63 & 65	Vacant	First and Second Floors – 14 Vacant Flats				
Flats 22D & G, 39, 41, 43, 49, 57, 61 and 67	Various	First and Second Floors – 9 Flats		Various	£45,500 p.a.	
Car Spaces 1-8 & 7-13	Vacant	Ground Floor – 12 Car Spaces				
Car Spaces 6 & 14 -18	Various	Ground Floor – 6 Car Spaces		Various	£1,600 p.a.	
		Total	2,691.79 sq m (28,975 sq ft)	Total £218,361 p.a.		

(1) A lease renewal is in solicitors hands for a new five year term at £9,000 per annum.