

Scarborough 63 Victoria Road North Yorkshire YO11 1SH

- Freehold Shop and Residential Investment
- Comprises shop with maisonette above
- Prominent location close to rail station
- No VAT applicable
- Shop Rent Review 2021
- Total Current Rents Reserved
£12,900 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

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 property is situated on Victoria Road, between its junctions with Brook Street and Cambridge Street.

Occupiers close by include an Aldi supermarket, Subway, Nationwide and Sports Direct.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop (tenant also trades from the adjoining ground floor unit) and a self-contained maisonette on the first and second floors.

VAT

VAT is not applicable to this lot.

Documents

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

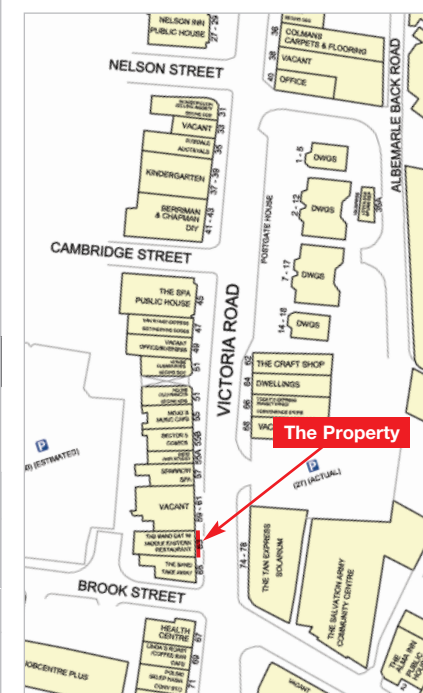
Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms			Current Rent £ p.a.	Next Review/ Reversion
63 Ground	Individual (t/a The Band)	Gross Frontage Net Frontage Shop Depth	6.31 m 5.75 m 9.34 m	(20' 7") (18' 9") (30' 6")	10 years from 01.06.2016 Rent review every 5th year to the higher of open market value or RPI FR & I	£7,500 p.a. (1)	Rent Review 2021
63A First & Second Floor	Individual	First & Second Floor Maisonette – Four Rooms, Kitchen	12 month Assured Shorthold Tenancy from 01.06.2016			£5,400 p.a.	Reversion 2017

(1) The passing rent is £7,000 per annum on year 1 and 2, rising to £7,500 per annum in year 3 which the Vendor will top up on completion.

Total £12,900 p.a.



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

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