

1st Floor Office Christchurch House
Vernon Road Scarborough YO11 2NG

TO LET

First floor offices with
ground floor entrance

Central location in town centre

Mix of open plan and cellular
office space

Extends to NIA of c.1,973 sq ft

Incentives Available

Air Conditioning & Heating

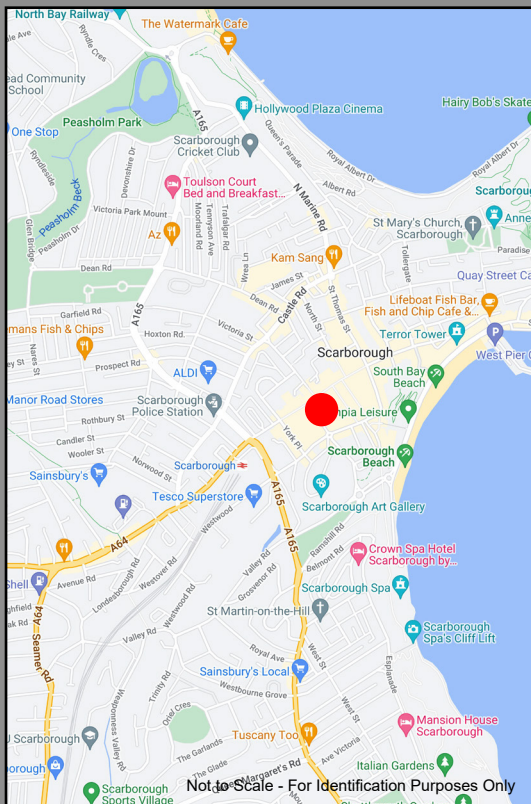
Guide Rent £9,000 p.a.

Scotts
01482 325634



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LOCATION

The property is situated on the east side of Vernon Road opposite the Brunswick Shopping Centre close to the junction of Vernon Road and Westborough's pedestrianised area. The premises are situated at first floor level above Iceland Supermarket and Wackers Fish & Chip Restaurant.

DESCRIPTION

The premises comprise first floor office accommodation currently split into two office suites with a central hallway area accessed via a ground floor entrance way and an intercom system. Office 1 comprises approximately 1,203 sq ft (111.7 sq m). Office 2 approximately 677 sq ft (62.9 sq m).

ACCOMMODATION

The accommodation benefits from full carpeting throughout, suspended ceiling with integral lighting, cooling/air conditioning units, central heated radiators, dado perimeter trunking, computer and data trunking. Separate ladies and gents WCs and kitchen area.

DISPOSAL TERMS

The property is available on effectively a full repairing and insuring lease with a service charge provision. The length of the lease to be negotiated at a commencing rent of £9,000 per annum.

RATEABLE VALUE

We understand that the property is assessed as 'Office & Premises' with a Rateable Value of £12,500 under the 2023 Rating List – Source Valuation Office Website.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Ed Chisholm ed@scotts-property.co.uk 07802 927280

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