



## PROMINENT RETAIL UNIT CLOSE TO THE TOWN CENTRE

Falsgrave Road, Scarborough, YO12 5EG

- BUSY LOCATION
- RETAIL WITH STORE-ROOMS/OFFICES
- ON STREET PARKING

# £7000pa



**DESCRIPTION**

A prominent retail unit on one of the main roads into Scarborough's Town Centre. Falsgrave Road is a busy trading area and this property would suit a variety of uses. Large display windows and fascia board Approx 35 sq m of primary retail space with several store rooms/offices to the rear and WC. EPC Rating E.

**LOCATION**

Scarborough is principally a seaside holiday destination and has an established commercial and retail market. The town is approximately 40 miles from York and Hull and close to the North York Moors National Park. The premises is situated on a parade of shops close to the town centre which benefits from high levels of both vehicular and pedestrian traffic

**TERMS**

The property is available to lease on a new Full Repairing & Insuring (FRI) lease for a minimum of 3 years at a rent of £7000pa



TOTAL FLOOR AREA : 948 sq ft. (88.1 sq m.) approx.  
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