

Colin Ellis

Commercial

TO LET
£15,000 per annum



7 Waterhouse Lane, Scarborough YO11 1DW

NIGHTCLUB / LICENSED PREMISES TO LET. Large town centre commercial unit available to let on a new lease located in the heart of the town surrounded by many other pubs, bars and restaurants. Over two floors the property provides a total of approx. 3,200 sqft. Suitable for a variety of uses.

- LICENCED PREMISES
- ZERO BUSINESS RATES *
- LARGE FLOOR SPACE
- TOWN CENTRE LOCATION
- NEW LEASE AVAILABLE
- COMMERCIAL UNIT

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Property Number - 110242

LOCATION

Waterhouse Lane is in the heart of Scarborough town centre just off the main 'strip' where the late opening bars and pubs are located. The entrance to the property is just off St Thomas Street adjacent to cafe 'Relish' and the Waterhouse live music bar. Other retailers in the vicinity include TK Maxx, DW Sports, Matalan, M&S, Ponden Mill and others.

THE PROPERTY

Set over two floors, the ground floor bar area provides approximately 1,400 sqft of floor area including male and female toilets (in need of repair) and the office/staff room. The bar has been decorated with modern wall papers, timber clad walls and laminate wood effect flooring.

The 1st floor provides an additional 1,800 sqft configured as a function room with bar, dance floor, seating and toilet.

The property has been used as a bar/nightclub most recently, but was once a pool hall. Suitable for a variety of uses with plenty of floor space and being a licensed premises within the town centre.

THE LEASE

A new lease is available direct with the landlord for an initial minimum term of 5 years at £15,000 per annum. The landlord will require a three month rent bond to be held until satisfied with tenant performance. The lease will be a Full Repairing and Insuring basis.

SERVICES

The property has a mains gas supply, mains electric (3 phase), water and drainage.

BUSINESS RATES

The property has a current Rateable Value of £6,700 therefore should qualify for small rates relief.

* From the 1st April 2017 the property will qualify for 100% rate relief. Interested parties are advised to contact the Local Taxation Department to confirm the rate liability.

VIEWING

A viewing of the premises can be arranged by contacting Colin Ellis Commercial 01723 363565.

EPC RATING: C

COMMERCIAL DISCLAIMER

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