



# TO LET

Leisure/Creative/Office Space

4,044 sq.ft

(376 sq.m)

**First Floor, Balmoral Centre, Scarborough, YO11 1LU**

- Prime town centre location
- Convenient for retail and leisure amenities
- Adjacent to multi-storey Car Park.

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**020 7228 6508**  
[www.evolveestates.com](http://www.evolveestates.com)

## First Floor, Balmoral Centre, Scarborough, YO11 1LU

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	4,044	376
<b>TOTAL</b>	<b>4,044</b>	<b>376</b>

### Description

The property is situated in a prime position in the town centre within the Balmoral Centre. The property consists of the whole of the first floor accessible from the main mall by a dedicated entrance and stair case. The area was most recently used as a nightclub but would suit a variety of different uses (subject to obtaining required consents) and can be either opened up into one open plan area or subdivided in smaller suites.

There is excellent opportunity for nearby parking with the Aberdeen Terrace NCP car park having direct access into the Balmoral Centre.

### Rent

£27,500 per annum exclusive.

### Rates

Rateable value of £12,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

The unit has electricity connected.



### Service Charge & Insurance

This unit participates in a service charge of £7,307 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Tenure

A new lease direct from the landlord on terms to be agreed.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Viewing

Strictly via prior appointment with the appointed agents:

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

Joe Walker 07501 017 651  
joe@cphproperty.co.uk



Phil Coombs 07715 678426  
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