



SITUATION

Located at the junction with Northway in this busy trading position opposite a **Cash Convertors**, near a **Salvation Army** and **Nisa Local** and fronting an **Aldi Supermarket**, as well as being close to the town centre and Scarborough Railway Station.

Scarborough is a major tourist resort town which lies on the A64 some 42 miles north of Hull and 40 miles east of York.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop (used as an Indian Takeaway)** and **Basement** with internal access to a **2 Bedroom Flat** on the First and Second Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'9"
Net Frontage	15'6"
Shop & Built Depth	37'0"
WC	

Basement

Area Approx 160 sq ft

First & Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr M. Miah as an Indian Takeaway** for a term of 15 years from 23rd March 2011 (**See Note**) at a current rent of **£9,500 per annum** exclusive.

Rent Reviews 2014 and 2019

Note: The lease is an extension of a previous lease dated 3rd January 1997 and the tenant has been in occupation for over 15 years.

£9,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Blaser Mills – Tel: 01923 776 211
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts