

ON THE INSTRUCTIONS OF NEXT PLC

SCARBOROUGH

86 NEWBOROUGH

PRIME SHOP LEASE AVAILABLE



LOCATION

The premises occupy a prime corner location on pedestrianised Newborough. Marks & Spencer, Burton, Clarks, TK Maxx and Miss Selfridge are all close by.

ACCOMMODATION

The premises comprise of the following approximate dimensions and net internal floor areas:

Gross frontage	6.4m	21ft 0
Net frontage	4.6m	15ft 0
Return frontage	13.5m	44ft 3
Internal width	7.3m	24ft 0
Ground Floor Sales	90.5 sq m	974 sq ft
First Floor Sales	95.1 sq m	1024 sq ft
Second Floor Anc	67.7 sq m	729 sq ft
Third Floor Anc	61.3 sq m	660 sq ft

TENURE

The premises are held on an effectively full repairing and insuring lease expiring 9 June 2010.

Alternatively, a new lease is available from the Landlord at a quoting rent of £75,000 pax.

RENT

The passing rent is £59,300 per annum exclusive.

INCENTIVES

Three months rent free subject to satisfactory covenant information.

TIMING

Next are relocating to a large flagship store in the town so these premises will be available September 2009.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following assessment:

Rateable Value £60,500

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

Viewing is strictly via Central Retail.

Contact: Tom Limbert (tom@central-retail.co.uk)

or

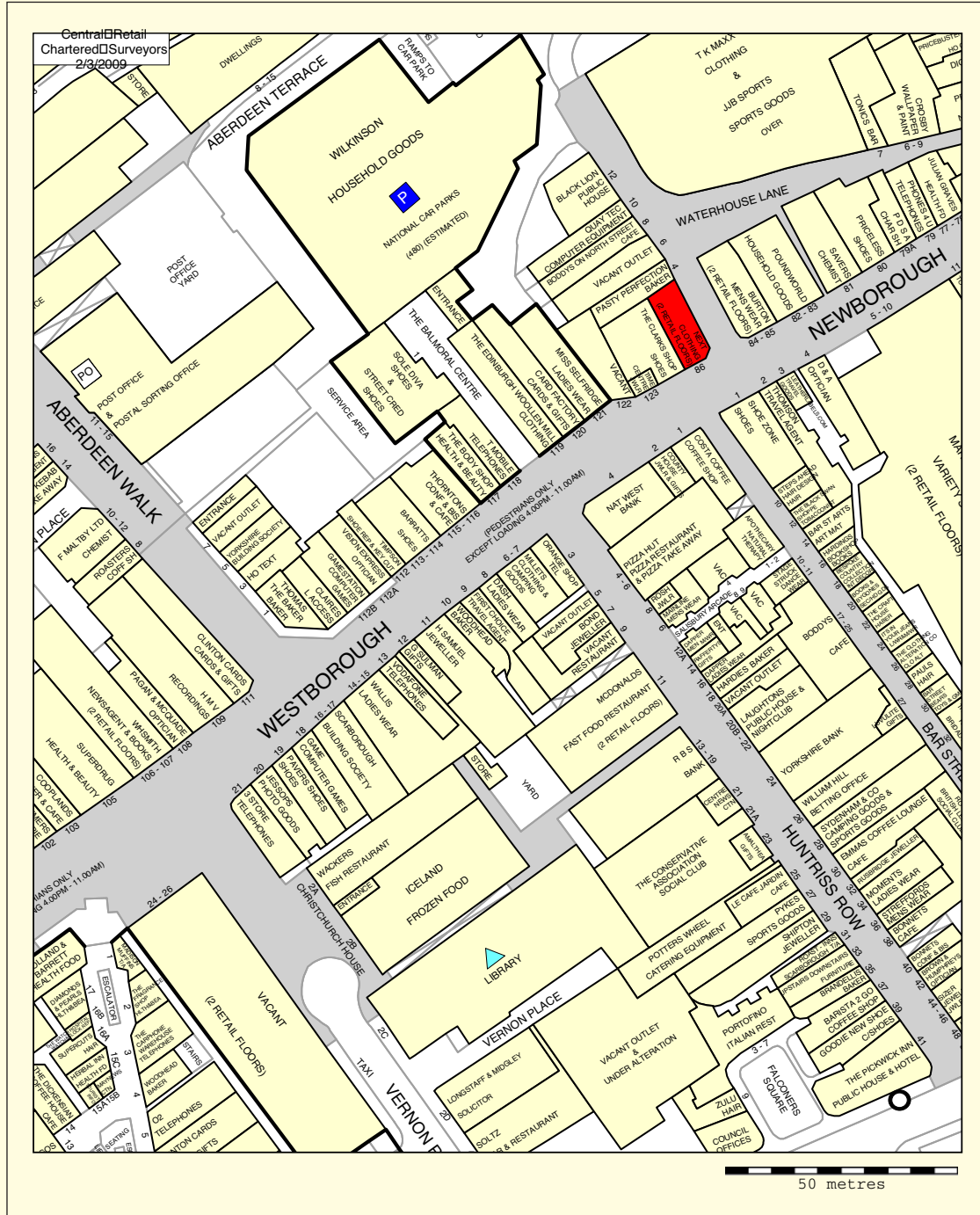
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Tel: 0113 244 8668

SUBJECT TO CONTRACT



Scarborough



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