

## TO LET

### 38 STATION AVENUE, FILEY



**Good quality retail unit ideally situated in the popular town of Filey and benefitting from A1 and A2 planning consent.**

**609 sq ft**

**PHASED RENTAL ARRANGEMENTS  
AND INCENTIVES AVAILABLE**

# 38 STATION AVENUE, FILEY

## Description

Situated in the heart of the historic tourist destination of Filey, this high quality retail unit benefits from a prime position within the town.

Established as a year round tourism destination, Filey benefits from excellent visitor numbers, and the property is ideally placed to take advantage of the considerable foot fall from the train station and bus station.

The property itself benefits from a large display window and a flexible retail area presented to a good standard, supported by a staff WC with disabled facilities.

## Accommodation

RETAIL AREA 14.0m x 3.8m (46'2" x 12'7")

WC 1.9m x 1.5m (6'6" x 5'2")

## Terms

The property is available on a new fully repairing lease, for a period to be agreed.

## Rent

Price on application. Phased rental arrangements and incentives available.

## Insurance

The incoming tenant will be responsible for a pro rata contribution to the building insurance, recoverable by the Landlord on the anniversary of the premium. This has been in the region of £500 in previous years.

## Other Charges

The tenant will be liable to pay a service charge calculated on a pro rata basis for building works as required.

## Rates

It is understood that the property has been assessed by Scarborough Borough Council as having a rateable value of £5000, but prospective tenants should make their own inquiries as to the current rates payable.

## References

Any incoming tenant will be required to provide satisfactory trade and financial references prior to acceptance.



## Viewing

All arrangements to view are strictly by appointment through the Agents.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property