// ELLIS HAY

COMMERCIAL



134 Victoria Road

Scarborough, North Yorkshire, YO11 1SL

TO LET £450 PCM

This versatile lock up shop unit is offered TO LET on a new lease with terms to be negotiated. The property would suit a number of different uses subject to planning permission. The property has a main retail space with a further two rooms toward the rear of the property as well as a WC. There is also a basement area and a small, enclosed yard. All enquiries to ELLIS HAY. Please note the photographs are not current
EPC Rating C



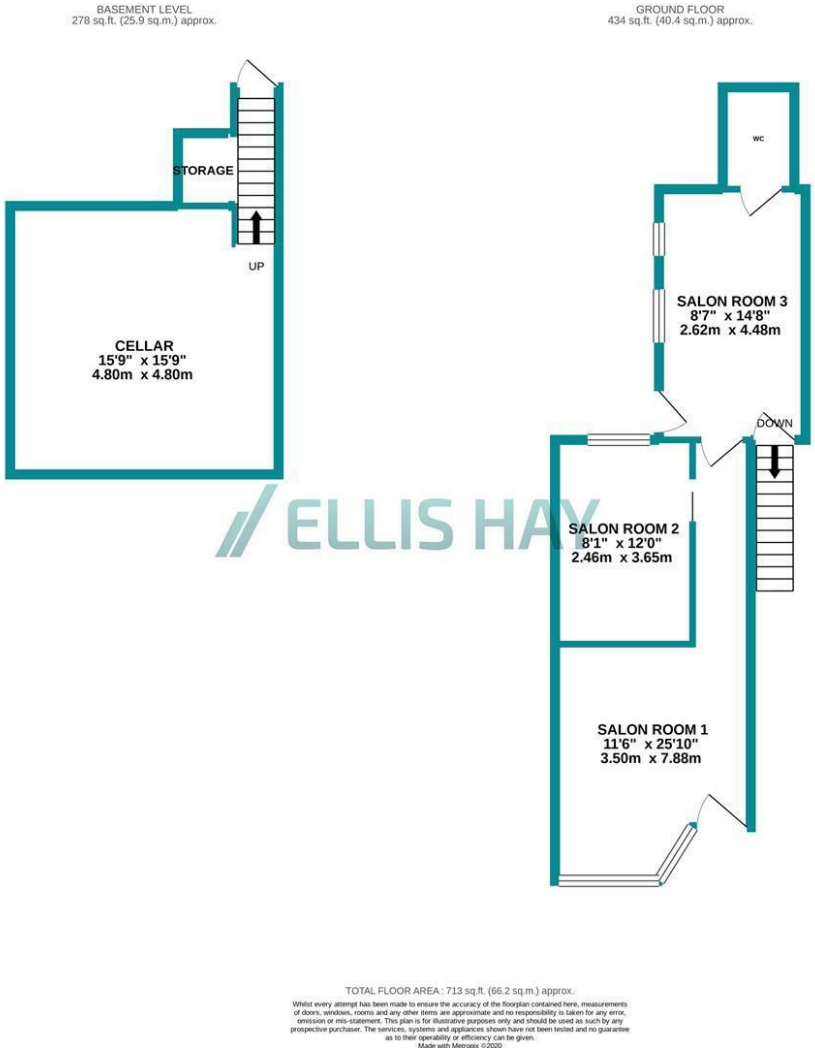




- **Busy Location**
- **On Street Parking**
- **Versatile Space**
- **Planning for Beauty Salon**
- **Rateable Value £5100**
- **Basement Storage**
- **Enclosed Rear Yard**
- **Gas Central Heating/Hot Water**
- **EPC Rating: C**

Area Map





Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property