

## *Property Particulars*

### **FULLY FITTED NIGHTCLUB / LEISURE OPPORTUNITY**

With licensed capacity for 894 persons

### **8 ABERDEEN WALK, SCARBOROUGH**



**Westborough Corner**



**Entrance off Aberdeen Walk**

#### **Location:**

Scarborough has a borough population of 108,400. It is the largest holiday resort on the East Coast and results from the UK Visitor Survey 2007 show Scarborough as the 3<sup>rd</sup> most popular destination with approximately 1,500,000 overnight leisure stay visitors per annum. The Scarborough Campus of the University of Hull boasts approximately 16,000 students.

The premises are situated in Scarborough town centre at the junction of Aberdeen Walk and Westborough, at the heart of the town's retail area and close to the thriving Bar Street leisure circuit.

#### **Description/Accommodation:**

The premises are arranged over first and second floors with a ground floor entrance. The premises are fully fitted for use as a nightclub, with a capacity of 894 persons.

The premises are arranged as follows:-

Ground floor	entrance	
First floor	3,624 sqft GIA	336 sqm
Second floor	6,234 sqft GIA	579 sqm
<b>Total</b>	<b>9,858 sqft GIA</b>	<b>915 sqm</b>

**Terms:**

The premises are available to let on a new lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

**Rent:**

£42,500 per annum exclusive of rates, service charge and VAT.

**Service Charge:**

The service charge budget for the year ending 30/9/2010 is £6,092 per annum.

**Rates:**

The proposed assessment for rating purposes with effect from 1 April 2010 is £28,500. Utilising the 2010/2011 multiplier of £0.414, this results in rates payable of £11,799 per annum. All enquiries should be directed the Local Council Rating Authority.

**Legal Costs:**

Each party is to be responsible for their own legal costs incurred in this transaction.

**EPC:**

An Energy Performance Certificate is available upon request.

**VAT:**

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

**Photographs & Plans:**

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

**Further Information & Viewing:**

Strictly by appointment to the joint agents:

Richard Shuttleworth – Pudney Shuttleworth – 0113 3444 444 / 07747 008458  
[rs@pudneyshuttleworth.co.uk](mailto:rs@pudneyshuttleworth.co.uk), or

Lynn Pattison – Pudney Shuttleworth – 0113 3444 444 / 07788 188895

Or our joint agent Neil Bowler – Jenics – 0161 832 2201/nb@jenics.com

**SUBJECT TO CONTRACT**

**Details prepared April 2010**

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