

# Prime Retail Investment Opportunity For Sale

Two Adjoining Freehold  
High Street Retail Properties



# 20-21 Westborough

Scarborough, YO11 1UH



**We are instructed to seek offers in excess of £820,000 (Eight Hundred and Twenty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 9.01%, assuming purchaser's costs 5.52%.**

Keyline for identification purposes only.

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## Investment Summary

- Two prime retail units located on Scarborough's highest footfall pedestrianised retail street.
- The property provides two well configured retail units and vacant upper floors totalling approximately 7,903 sq ft.
- The units are situated opposite Square One (SQ1) which will be Scarborough's new leisure complex incorporating a mix of bars, restaurants and anchored by a multi-screen Odeon Luxe.
- Leased to the strong covenants of Hutchinson 3G UK Limited Warren James (Jewellers) LTD.
- The current combined passing rent is £78,000 per annum.
- Subject to planning, the vacant upper parts would be suitable for residential conversion in the future.

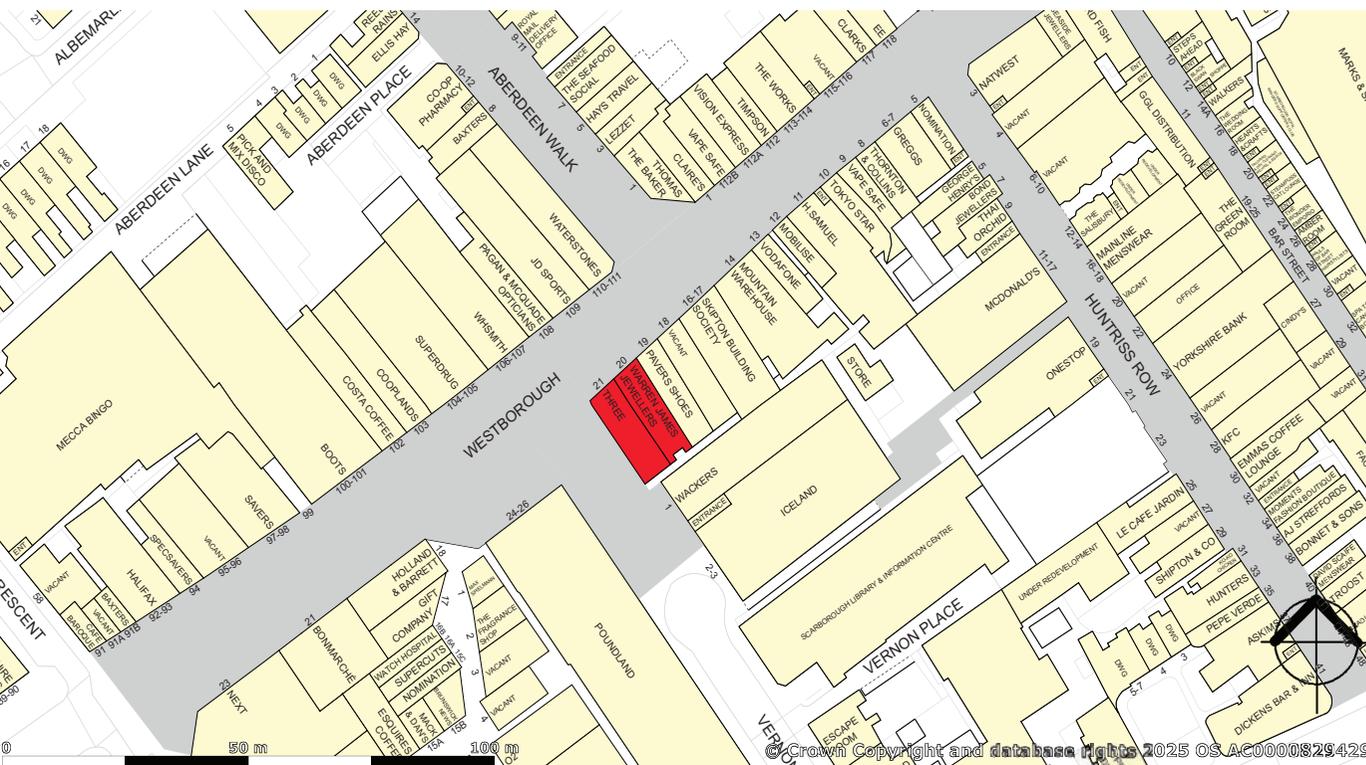
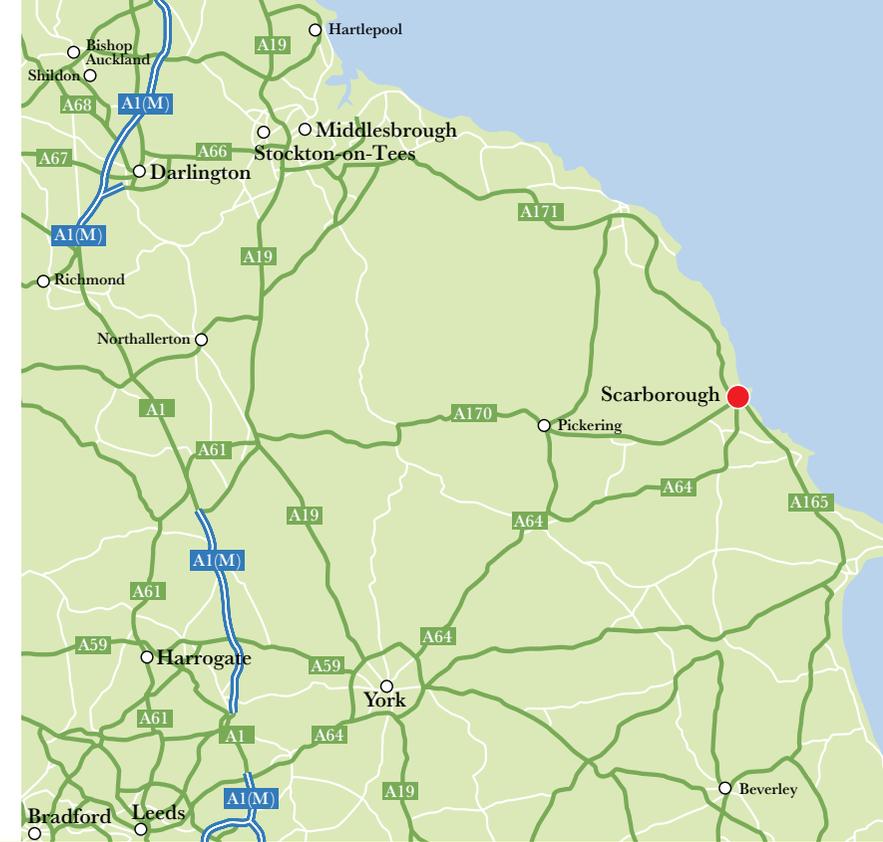
## Location

Scarborough is a popular north-eastern seaside town located in Yorkshire approximately 40 miles (64 km) northeast of York and 42 miles (67 km) north of Hull. It is the main town on the south side of the North Yorkshire Moors National Park and as such, benefits from a strong tourist industry, especially during the summer months. The town benefits from good communication links with the A64 providing access to York which is 40 miles (64 km) to the southwest. The A165 provides access to Hull which is 42 miles (67 km) to the south, and the A171 provides access to Middlesbrough which is 47 miles (76 km) to the northwest. Scarborough railway station provides direct Trans-Pennine express services between Scarborough, Leeds, Manchester and Liverpool.

## Situation

The subject property occupies a prime trading position on the pedestrianised Westborough Street. The properties benefit from high footfall and are positioned directly opposite the Brunswick Shopping Centre. The former Brunswick Shopping Centre is being transformed into “Square One” (SQ1) — a vibrant, leisure-led destination anchored by an Odeon Luxe cinema, bars, restaurants, and retail. This significant regeneration scheme represents a major investment in Scarborough’s town centre, with large-scale redevelopment aiming to re-imagine the area as a modern, attractive hub for both locals and visitors.

Nearby multiple retailers include JD Sports, WH Smith, Clintons, Superdrug, Boots, Costa, EE, Vodafone, O2, Holland & Barrett and many more.



## Retailing in Scarborough

Scarborough is the leading retail destination on the North Yorkshire coast. The town centre retail floor space is estimated at 1.70 million square feet and both the volume and quality of retail provision is significantly above average relative to the size of the shopping population reflecting the importance of the tourist and visitor spend to the town. Retailing is focused on a centralised pedestrian prime retailing pitch on Westborough and Newborough which runs east from Scarborough Railway Station. The town benefits from a number of pay & display car parks in close proximity to the Subject Property and in particular, Aberdeen Terrace 480 spaces, St Thomas Street 123 spaces, Brunswick Shopping Centre 325 spaces, King Street 50 spaces.

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## Description

The property is arranged over ground, basement, first, second and third floors and is of brick construction under a pitched, slate roof.

The upper floors are provided with vacant possession and offer the potential to be converted into residential apartments in the future subject to planning.

## Tenure

The property is held freehold under title number:

## Tenancy

The retail units are leased to the strong covenants of Hutchinson 3G UK Limited Warren James (Jewellers) LTD. Both tenants have been in occupation for a number of years and have renewed their leases several times demonstrating their commitment to the property and the prime position it occupies on Westborough.

## Tenancy Schedule

Unit	Tenant	Sq Ft	Rent per annum	Term (Years)	Lease Start	Lease End	Break Date	Repair	LTA Act 1954	EPC Rating	Comments
21	Hutchinson 3G UK Limited  Co Reg: 03885486	2,513	£35,500	5	25/09/2023	24/09/2028	25/09/2026	Effective Full Repairing & Insuring	Inside	C-71	Tenant's demise includes ground floor retail, rear storage and first floor storage and staff amenity.
20	Warren James (Jewellers) LTD  Co Reg: 01432090	2,646	£42,500	5	21/07/2024	20/07/2029		Effective Full Repairing & Insuring	Inside	C-75	Tenant's demise includes ground floor retail, basement, rear storage and first floor storage and staff amenity.
2nd & 3rd Floors	Vacant	2,744									Upper floors are provided with vacant possession.
		<b>7,903</b>	<b>£78,000</b>								



## Covenants



**Hutchison 3G UK Limited**, trading as Three UK, is a British telecommunications company and a wholly owned subsidiary of VodafoneThree, a joint venture between Vodafone and CK Hutchison Holdings. The company is based in Reading, England, and is known for offering mobile phone, broadband, and other services. The company was previously a standalone entity but merged with Vodafone UK in June 2025, forming VodafoneThree - the UK's largest mobile operator. The combined entity covers approximately 29 million customers.

Hutchinson 3G UK Limited (03885486) has an Experian credit rating of 'Very Low Risk' and a score of 97/100. Previous financials are as follows:

Year	Turnover	Pre-Tax Profit	Net Worth
2023	£2,500,497,000	(£142,704,000)	£2,154,650,000
2022	£2,380,253,000	£86,132,000	£2,161,379,000
2021	£2,311,396,000	£1,205,054,000	£4,368,894,000



**Warren James (Jewellers) LTD** are a privately owned family run business originally founded in 1979. The company operates approximately 225 stores employing circa 1,100 people across the UK, making it the largest independent retail jeweller in the country. Their aim is to offer "great jewellery design" at competitive prices, making jewellery accessible and affordable for everyone.

Warren James (Jewellers) LTD (01432090) has an Experian credit rating of 'Very Low Risk' and a score of 100/100. Previous financials are as follows:

Year	Turnover	Pre-Tax Profit	Net Worth
2024	£106,320,000	£13,142,000	£304,542,000
2023	£104,485,000	£13,189,000	£272,177,000
2022	£108,340,000	£8,056,000	£239,581,000





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### EPC

Full Energy Performance Certificates are available on request.

### VAT

We understand the property has been elected for VAT and therefore anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

### Anti Money Laundering

The purchaser will need to satisfy both the vendor and Agent's Anti Money Laundering policies.

### Proposal

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### Contact

For further information or to arrange an inspection, please contact:

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