





52a Hibernia Street

- Useful Workshop Premises in Central Scarborough
- Generous Yard to the Front
- Arranged over two levels with useful garden to the rear
- Could suit a number of uses - subject to planning

FOR SALE | Useful freehold workshop / storage facility located close to the town centre.

CPH Commercial are please to bring to the market this useful commercial property that has been utilised as a joiner's workshop for the last few decades. We believe the property was originally built as a stable block but has been in our client's family since the the early 1980's. The property is accessed from the Manor Road end of Hibernia Street and down approximately an 8ft communal driveway leading to the property's extensive triangular shaped front yard which can accommodate approximately 4 vehicles. Double timber doors lead into the main workshop which benefits from a three phase electrical supply. The vendor has used the property for a few different uses during his tenure, including joiner's workshop, storage unit for online sales and also an aviary. Stairs lead up from the workshop accommodation leading to various storage rooms, a kitchen area and W.C. A gate to the side of the premises lead to a useful rear area of garden ground which provides excellent external storage. This is a rare opportunity to acquire the freehold interest in a unique commercial property which could lend itself to a number of different uses - subject to gaining the necessary planning permission. All enquiries to CPH Commercial.

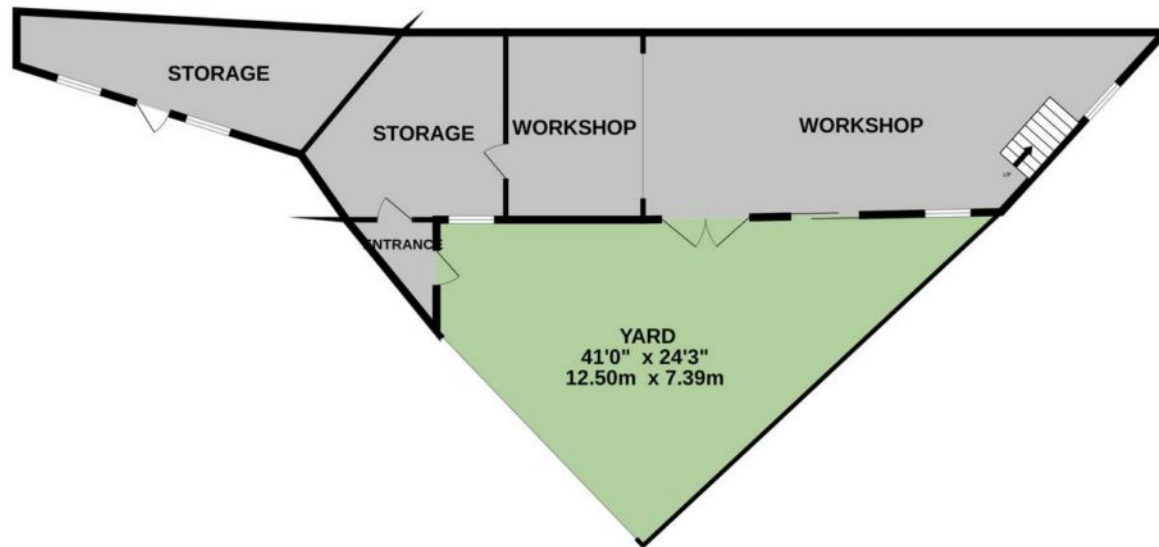
Tenure: Freehold

EPC: Band E

Business Rates: £3,900 (Qualifies for 100% Small Business Rates Relief).



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Interested?

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132