



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Rear Of 2 Commercial Street, Scarborough

Offers in Region of £150,000



Crown Glass & Glazing Ltd

Rear Of 2 Commercial Street, Scarborough

- Secure Commercial Investment Opportunity
- Reflects Gross Initial Yield of Circa 8.5%
- Let to Successful Local Glazing Company
- Extends to 3836 sq ft across 2 levels + a useful Yard

FOR SALE | 3,836 sq ft Warehouse Investment. 6 year commercial lease to Crown Glass & Glazing Ltd from March 2025 at a rent of £12,850pa.

CPH Commercial bring to the market this attractive commercial investment opportunity, let to a successful local glazing company for 20+ years. A lease renewal was signed in March 2025 for a further 6 years with a rent review scheduled for March 2028. A full copy of the lease are available to view to seriously interested parties. The property is accesses via a private driveway from Commercial Street leading to a two storey warehouse with a secure external yard to the front. The property provides office space with a generous amount of ground floor production space together with staff facilities and storage. The first floor provides openplan storage and is accessed up steps via double doors from the yard.

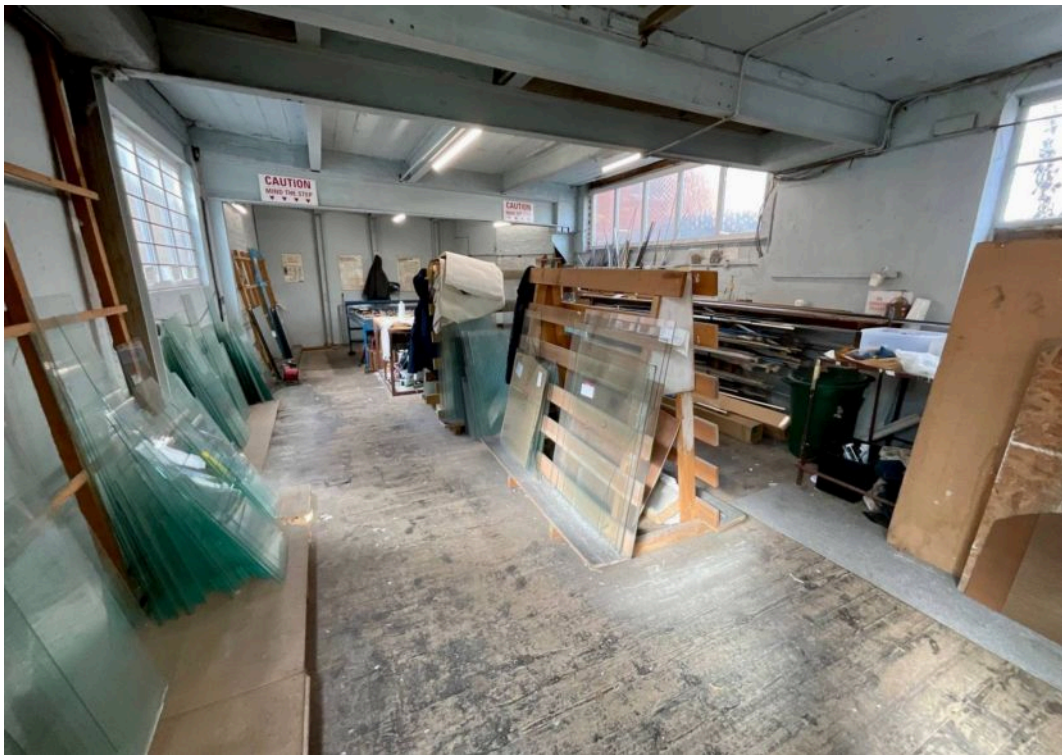
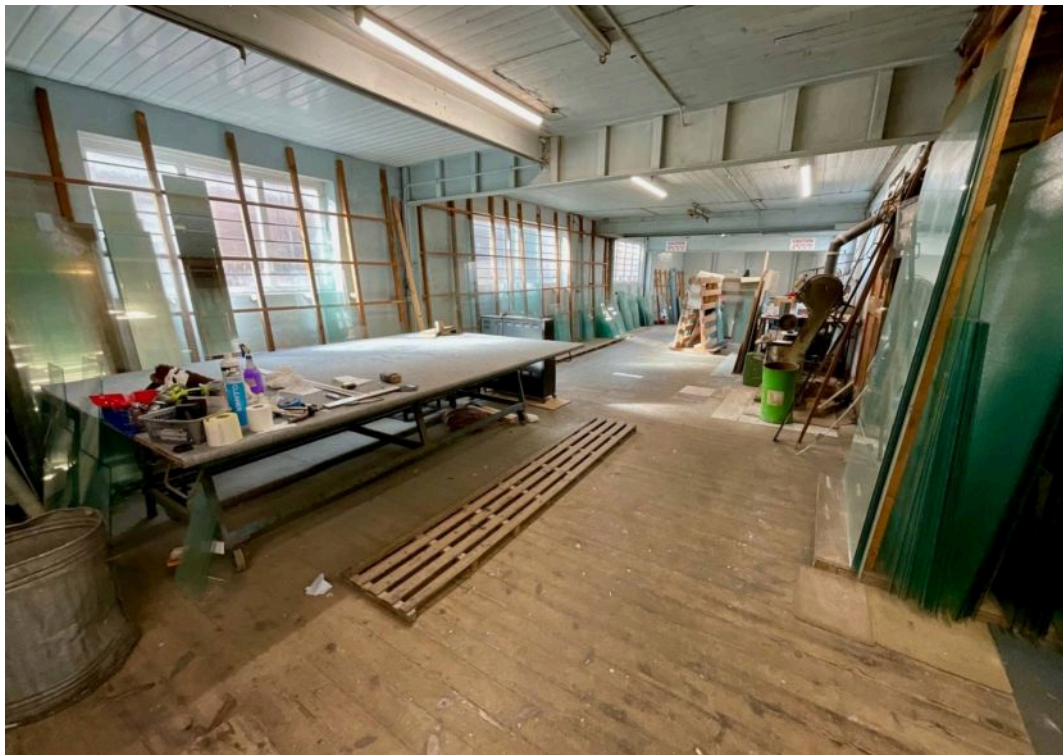
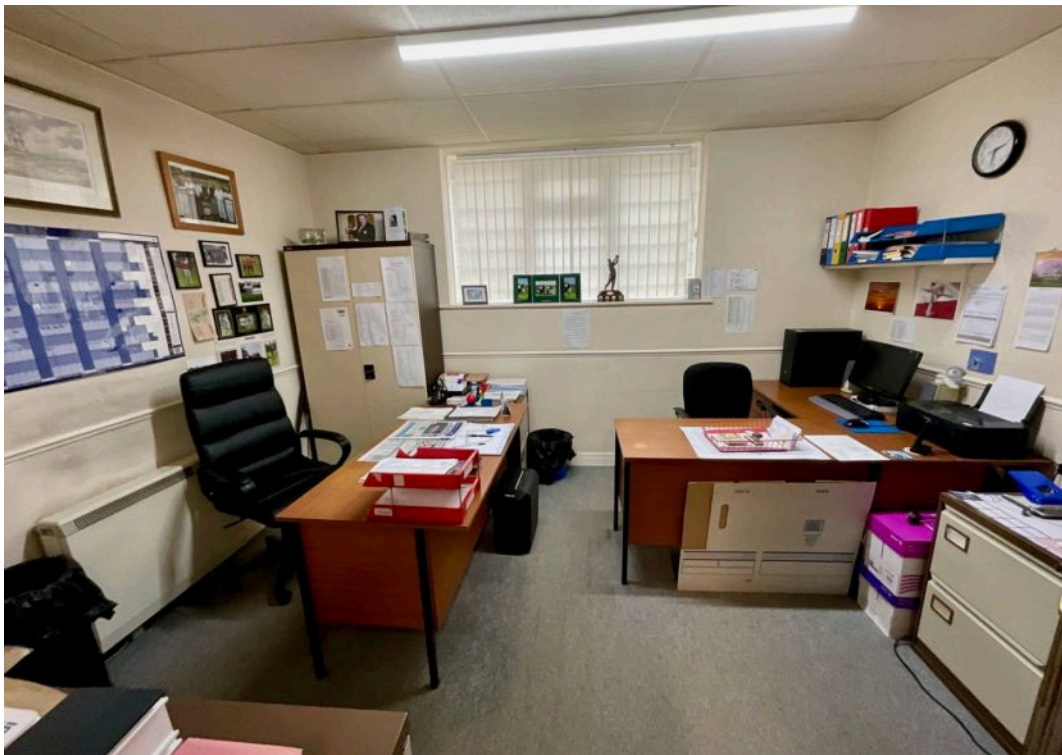
This is a rare commercial investment opportunity that could in time, present a residential redevelopment opportunity - subject to gaining the required planning permission.

EPC: To be inserted once received

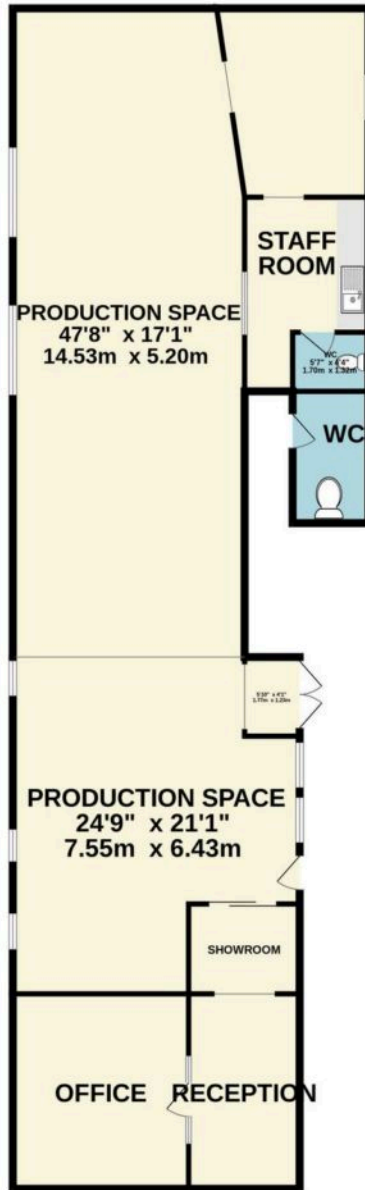
Business Rates: Rateable Value - £9,300. (The property qualifies for 100% small business rates relief).

Tenure: Freehold, subject to commercial lease to Crown Glass & Glazing Ltd.

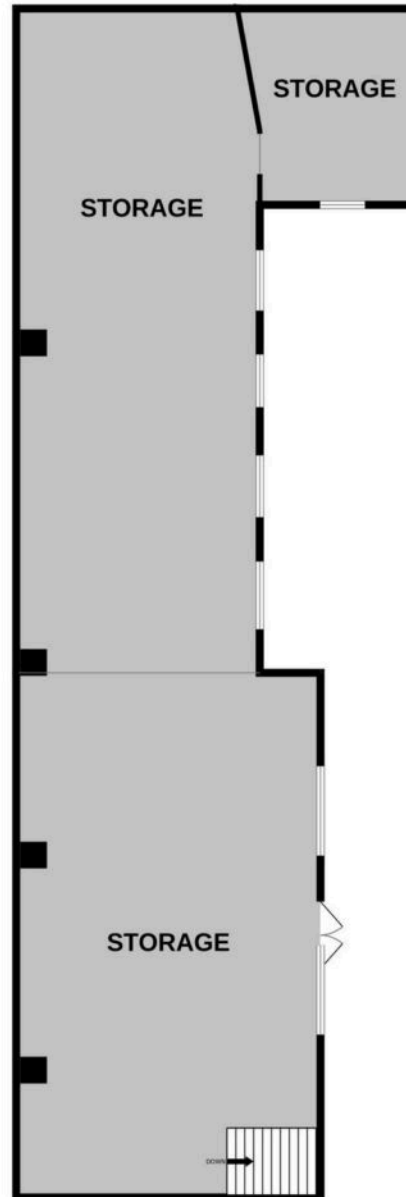




GROUND FLOOR
1948 sq.ft. (181.0 sq.m.) approx.



FIRST FLOOR
1889 sq.ft. (175.5 sq.m.) approx.



TOTAL FLOOR AREA : 3836 sq.ft. (356.4 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?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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