





68 Newborough

Scarborough, Scarborough

- Commercial Unit arranged over 3 levels.
- Town Centre Location
- Located on Busy Tourist Route
- 100% Small Business Rates Relief
- Car parking space to rear
- EPC - Band C

FOR SALE | Town Centre Retail / Office premises located on busy tourist route, linking the town centre to the south bay beach. Car Parking Space to the rear. Priced to sell.

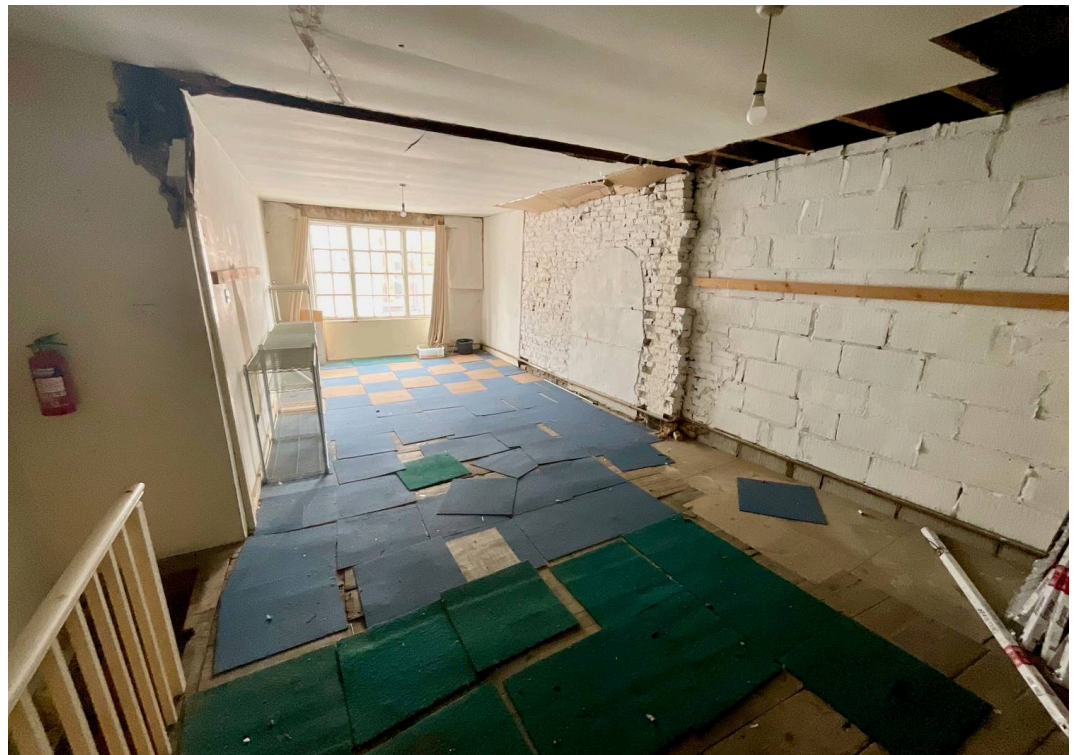
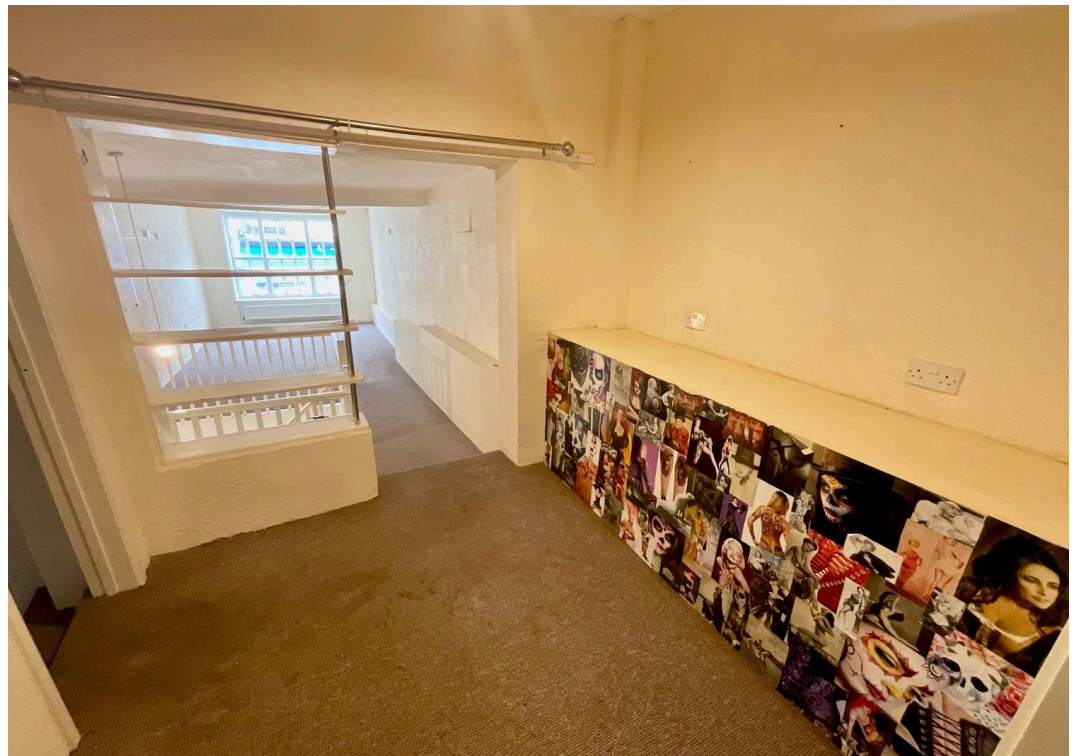
CPH bring to the market this 3 storey mid terrace property located on popular Newborough in Scarborough's town centre. The property has been successfully rented out on commercial leases in the past, but our client has now made the decision to sell her interest in the property. The property would suit an owner occupier or investors, with an anticipated rental income of £10,000pa.

Call CPH today to arrange a viewing.

EPC: Band C (73).

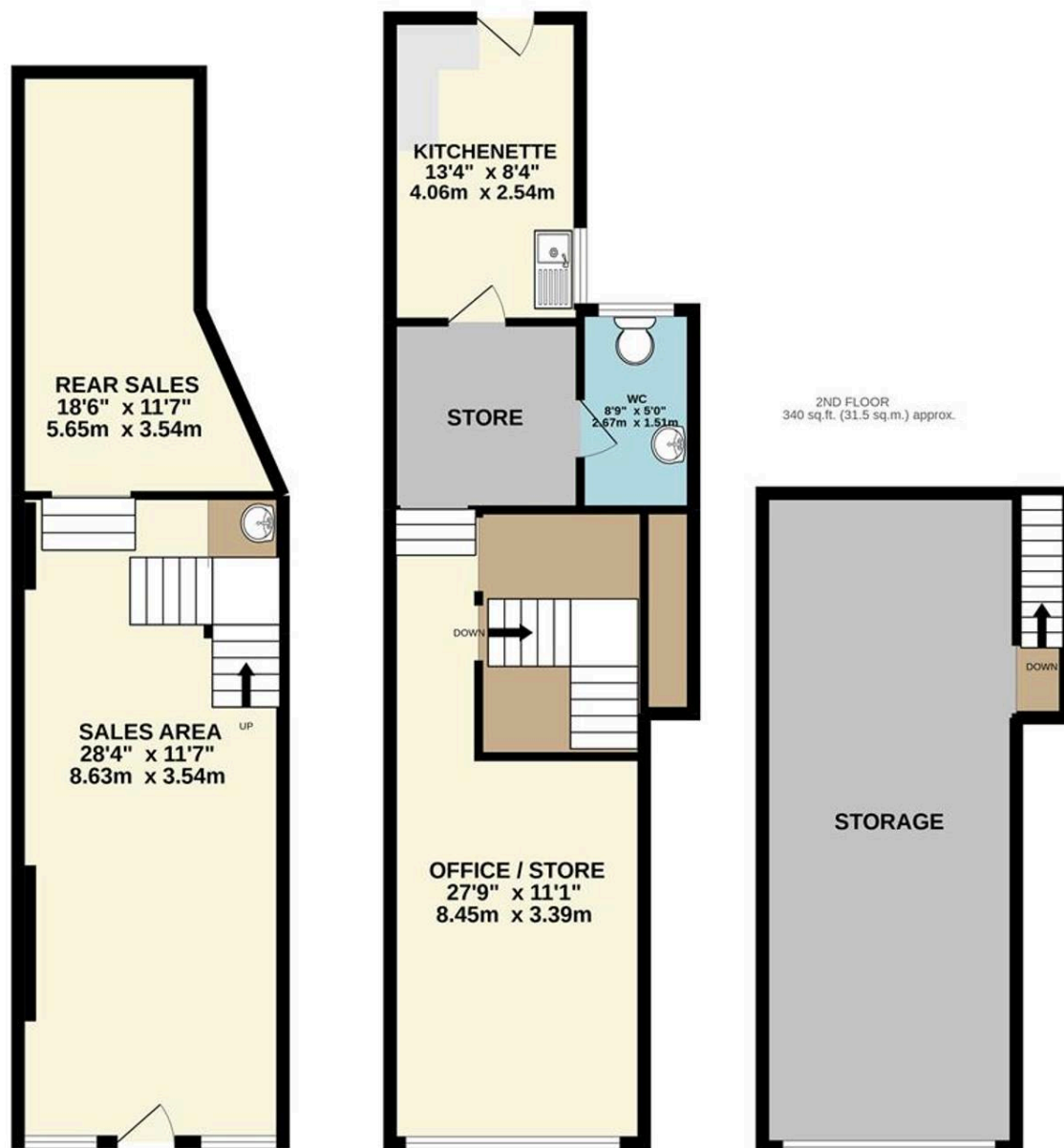
Business Rates: Rateable Value - £7,000. Qualifies for 100% Small Business Rates Relief.





GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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



Sales, Lettings & Commercial
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19 St. Thomas Street, Scarborough YO11 1DY

RICS **naei | propertymark** **aria | propertymark** **The Property Ombudsman** **DPS**
rightmove **Zoopla.co.uk** **PrimeLocation.com**

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