





64 & 64a, Newborough

Scarborough

FOR SALE | Mixed Use Investment Property occupying a Prominent Town Centre Location. Generates a Gross Income of £21,600 pa. BUSINESS NOT AFFECTED.

We bring to the market this mid terrace commercial and residential property that will appeal to investors. The ground floor trades successfully as 'Atlas Coffee'. The tenants took a 6 year IRI lease from 1st July 2025 with a Break Date of 1st July 2028.

The passing rent is £12,000pa.

The upper floors have recently been refurbished are occupied by a private tenant who currently pays £800.00 per calendar month. The tenant keeps the maisonette in good order which itself provides spacious 3 bedroom accommodation. The building lies within an area zoned for 'Selective Licensing' and therefore adheres to the Local Authority's housing standards.

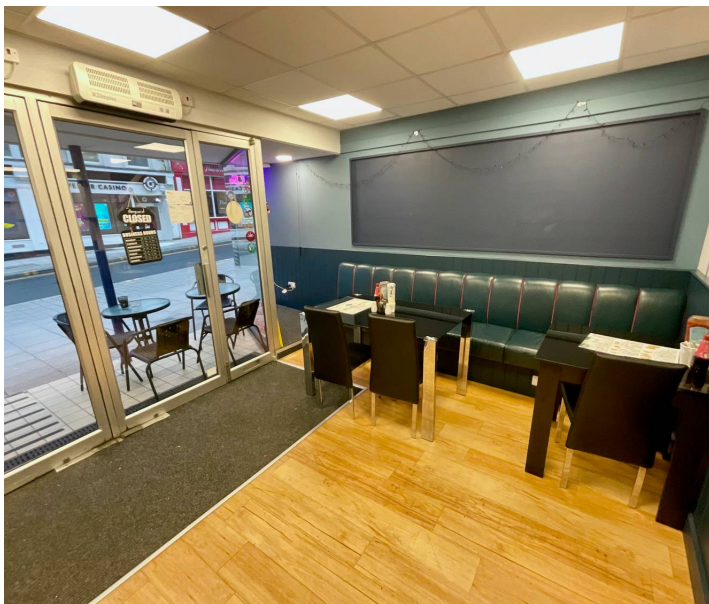
Tenure: Freehold, subject to commercial and residential tenancies.

EPC: 64 Newborough (commercial) - Band C. Expires August 2027

64a Newborough (residential) - Band D. Expires August 2027

Local Taxation: 64 Newborough - RV £13,750 effective 1st April 2026

64 Newborough - Council Tax Band B







Interested?

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

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



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