



2 Westbourne Grove, Scarborough YO11 2DJ  
Offers In The Region Of £89,950

**CPH**  
COMMERCIAL



# 2 Westbourne Grove, Scarborough YO11 2DJ

CPH bring to the market this fantastically positioned corner retail / office unit, located on the busy Filey Road's busy junction with Westbourne Grove. The property is accessed from Filey Road and leads into a generously sized sales area with multiple display windows. The ground floor provides excellent retail/office accommodation together with a disabled WC facility whilst the basement provides excellent staff/storage facilities. All enquiries to CPH Property Services.



### Location:

Scarborough is a popular seaside resort located on the east coast of North Yorkshire, benefitting from a resident population of approximately 80,000, a number which swells dramatically during the tourist season.

More precisely, the property is located at Ramshill Roads junction with Westbourne Grove. Ramshill Road forms part of a busy arterial route into the town from the south and is home to a nice mix of national and local operators.

### Description:

The property comprises a ground floor and basement office/retail unit contained within a corner located, brick constructed, three storey plus basement, Victorian property under a pitched and slated roof.

The property benefits from a most attractive frontage with a large window surrounded by intricate stone detailing occupying the corner elevation of the property whilst the entrance door together with two timber framed windows lie on Ramshill Road and one timber framed window lies on Westbourne Grove.

Internally, the accommodation has recently undergone a major refurbishment programme and the ground floor provides open plan accommodation together with a disabled toilet facility whilst the basement provides excellent staff/storage areas with a kitchenette and WC facility.

### Accommodation:

We confirm that we have measured the property

in accordance with the RICS Code of Measuring Practice 6th Edition and we can confirm that the property extends to the following approximate net internal areas.

Ground Floor: 56.77 sq m (611 sq ft)  
Basement: 25.78 sq m (278 sq ft)

Total: 82.55 sq m (889 sq ft)

### Business Rates:

The property has been assessed for Business Rates as follows:

RV - £7,600

The property qualifies for 100% rates relief. Further details available on request.

### Energy Performance Certificate:

We understand that the Energy Rating for the property is Band (D). The full EPC is available to view at our offices for interested parties.

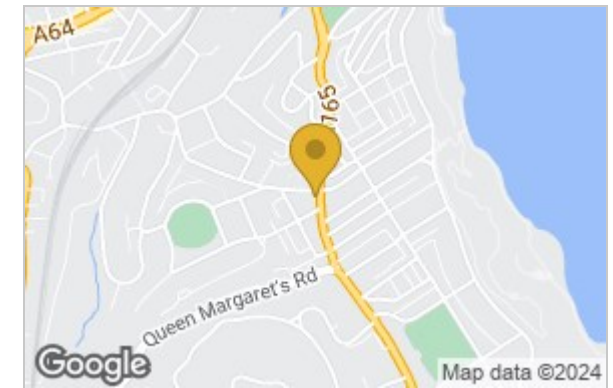
### Viewing:

By appointment only via the Sole Agents:

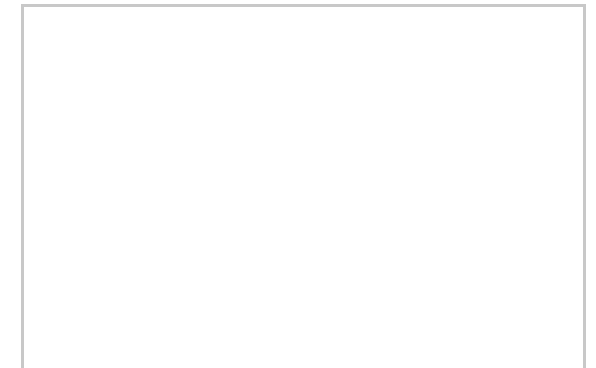
CPH Property Services  
19 St. Thomas Street  
Scarborough  
YO11 1DY

Details Prepared:  
040823 JW

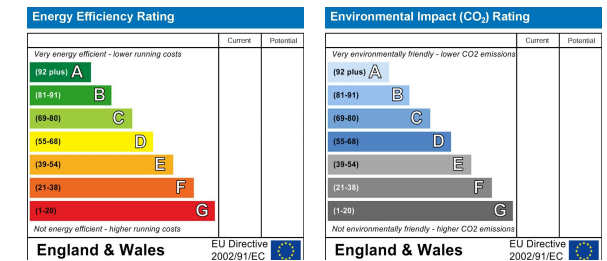
## Area Map



## Floor Plan



## Energy Efficiency Graph



CPH Property Services  
19 St. Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

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