



62, 62a and 62b (Commercial Listing) Gladstone Lane,  
Guide Price £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++THREE WAREHOUSES with DEVELOPMENT POTENTIAL into either RESIDENTIAL APARTMENTS and/or some COMMERCIAL SHOP PREMISES as the property fronts onto Gladstone Lane and there are currently existing shop units opposite+++

The current owner has sought advice and although formal planning has not been sought, he has been advised that it is highly likely that planning would be granted for the proposed scheme which currently comprises three shop units with storage behind and to the first and second floor, five self contained residential apartments.

The property is currently set up and rented out as three separate warehouses with light and power with one of the warehouses benefitting from a first floor office/mezzanine level.

The property is well located just out of the town centre just off a residential street. Approximately a 5-10 minute walk into the town centre itself.

#### ACCOMMODATION

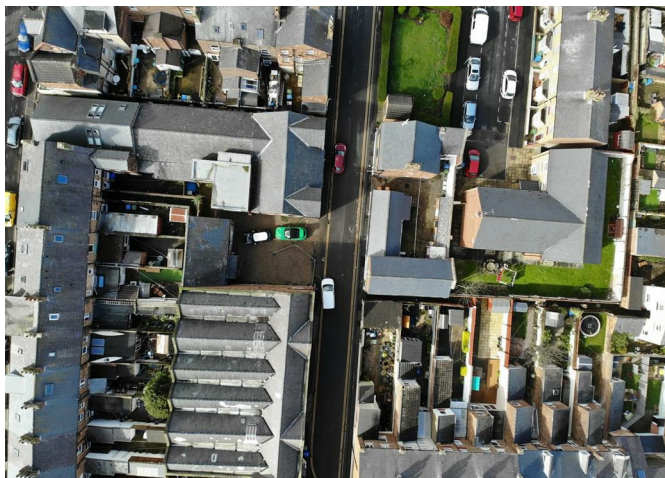
##### GROUND FLOOR

Warehouse 1  
39'4" x 30'2"

With double access doors from the courtyard to the side. This warehouse faces the front out onto Gladstone Lane with light and power.

Warehouse 2  
39'4" max x 13'1"

With double glazed entrance door to the rear and further access door to the side from the shared yard. Also stairs to the first floor mezzanine level. Light and Power.



Warehouse 3

34'1" x 21'7"

With separate entrance and store 4.0 x 1.9 With double glazed entrance door. Light and power.

EXTERNALLY

There is a courtyard area to the side of the property which is owned by 62, 62a and 62b however right of access must be left to another building within the courtyard. There is the option to acquire this building subject to discussions and separate negotiations.

Details Prepared/Ref;

PF/180723

Interested? Get in touch:

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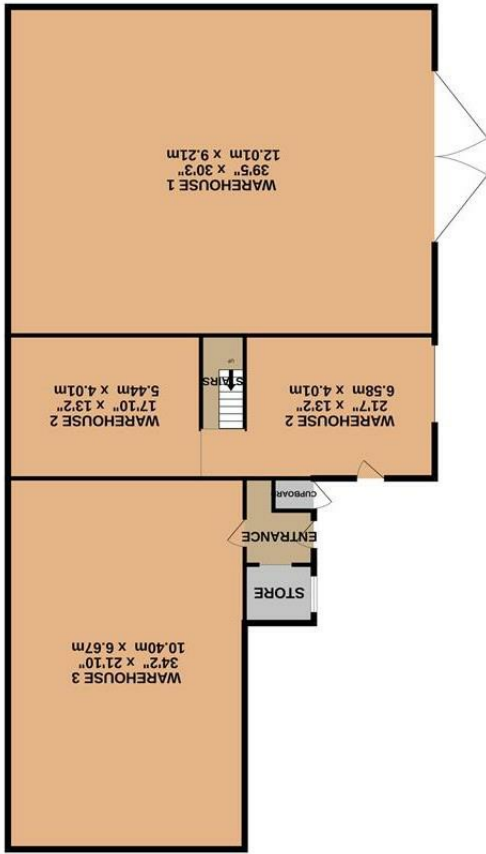
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the document. This plan is for guidance purposes 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.  
 Made with Measure C023



1ST FLOOR  
 335 sq ft (31.1 sq m) approx.

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Current	Potential

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
Current	Potential

