



## Garages Cromwell Road, Scarborough, YO11 2DR

Guide Price £70,000

- Versatile usage
- Conveniently accessed
- Suitable for both owner-occupiers and investors
- Scope for Self Build Plot
- Large court yard
- Possible income stream.

## Garages Cromwell Road, Scarborough YO11 2DR

A rare opportunity to acquire a freehold block of five brick-built garages with flat felt roofs in a well-established Scarborough location. Ideal for vehicle storage, personal or business use, or as a rental investment with potential for future development, subject to consents. Versatile, secure, and highly sought-after.



Council Tax Band: Exempt



A rare opportunity to acquire a block of five single garages of traditional brick construction with flat felt roofs and timber doors, situated in a well-established residential area on Cromwell Road, Scarborough.

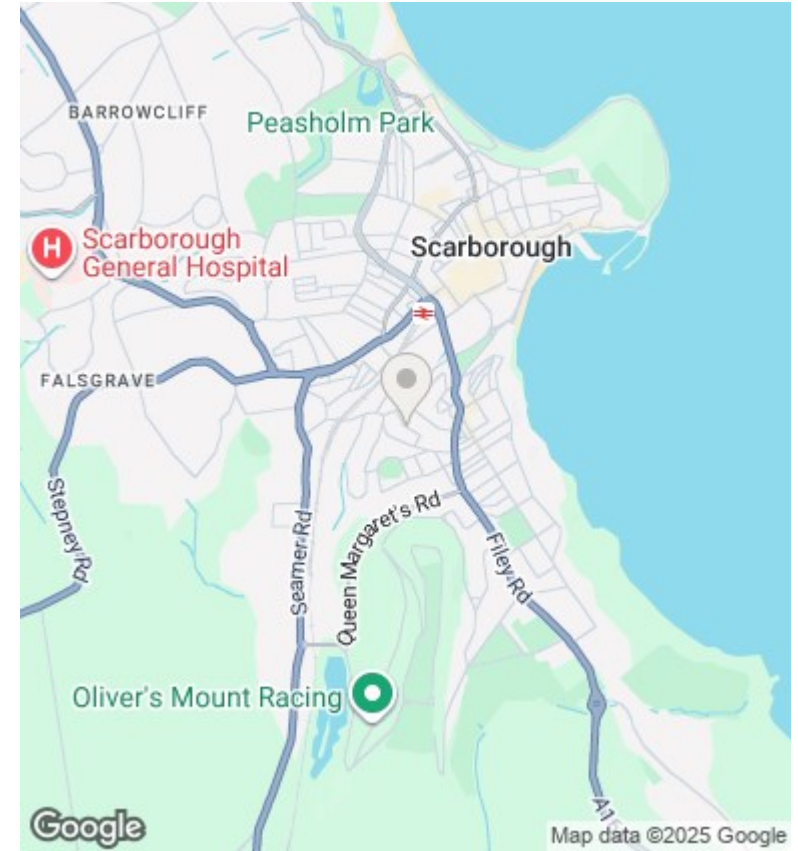
Each garage is of standard single size and benefits from solid, low-maintenance construction. The units are suitable for a wide range of uses, making them a versatile asset for both owner-occupiers and investors.

In addition to providing secure parking for private vehicles, the garages may be utilised for a range of alternative purposes, including:

- Personal or household storage — ideal for furniture, tools, bicycles, or seasonal equipment
- Business storage — offering convenient space for trades requiring storage of materials, equipment, or stock
- Rental investment — with potential to generate a regular income through individual lettings to local residents or businesses
- Hobby or leisure use — such as workshop space or a base for classic car enthusiasts (subject to any relevant use restrictions)
- Possible longer-term redevelopment or reconfiguration — subject to securing the necessary planning consents

The garages are accessed directly off Cromwell Road. The location is well positioned close to residential neighbourhoods, local amenities, and key transport routes, enhancing both convenience and rental appeal.





## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

Exempt

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