



Unit 2 Gladstone Lane, Scarborough YO12 7BP  
Price Guide £50,000

**CPH**  
COMMERCIAL

# Unit 2, Gladstone Lane, Scarborough, YO12 7BP

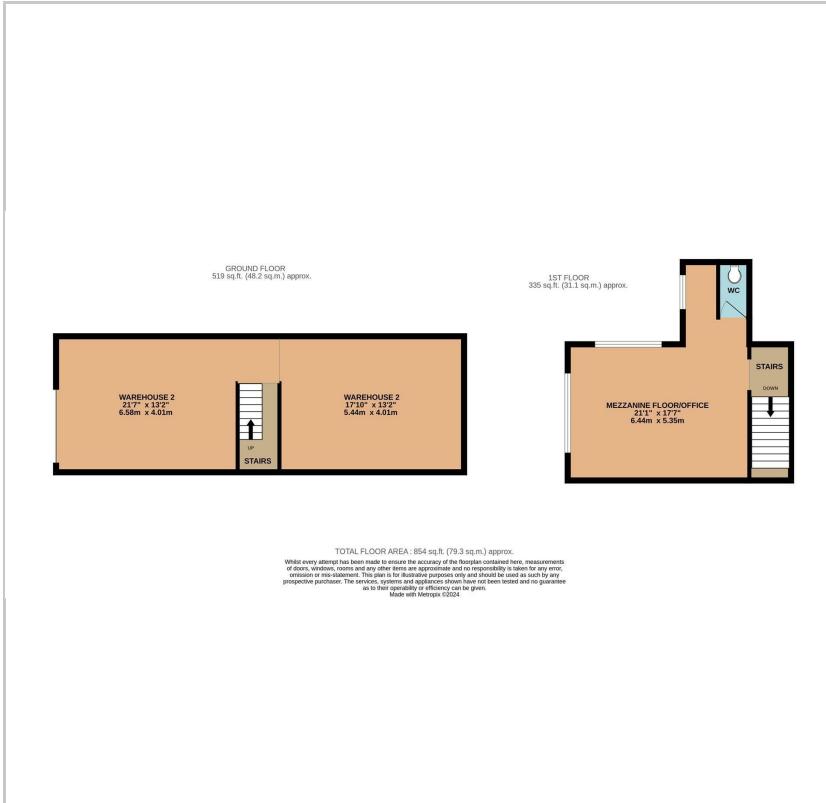
A WAREHOUSE (Unit 2) which fronts onto Gladstone Lane and there are currently existing shop units opposite. This warehouse totals 48 SQUARE METERS on the GROUND FLOOR with the added benefit of a MEZZANINE LEVEL laid out as an OFFICE SPACE with a WC.

Unit 2 could suit a multitude of buyers, especially those within a trade searching for their own premises. This warehouse offers 48 square meters of space on the ground floor and a mezzanine level providing approx 30 square meters of office space with a WC. The warehouses do have development potential (subject to planning) into residential apartments or commercial shop premises.

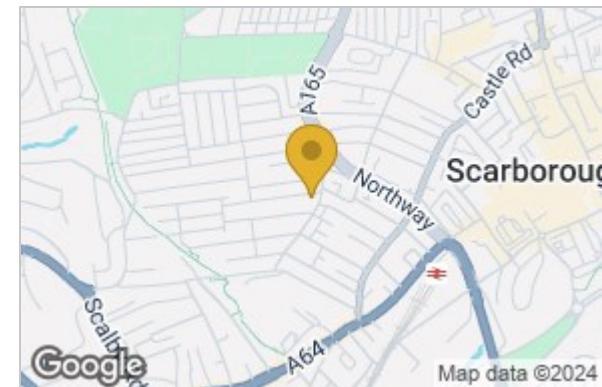
The property is well located just out of the town centre just off a residential street. Approximately a 5-10 minute walk into the town centre itself.



## Floor Plan



## Area Map



### ACCOMMODATION

### GROUND FLOOR

#### Unit 2

39'4" max x 13'1" (12.0 max x 4.0)

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.

### MEZZANINE LEVEL

#### Office

21'1" max x 17'6" max (6.44m max x 5.35m max)

#### WC

Details Prepared  
TLPF150524



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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