



54-55 Westborough, Scarborough YO11 1TU  
Offers In The Region Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



CPH are instructed to dispose of this impressive office building which comes to the market with vacant possession from November 2023. The property has been occupied by a successful firm of insurance brokers for decades and could suit a multitude of uses - subject to planning. The building is arranged over 4 floors and extends to a gross internal area of approximately 474 sq m (5100 sq ft) and has the benefit of a single car parking space to the side. The accommodation is largely cellular in nature but it does benefit from a generous open plan reception off the main entrance.

All enquires to CPH Property Services. Please note : the current tenants are still trading but from different premises as of November 2023.

Rateable Value: Rateable Value - £17,000

Tenure: Freehold

EPC: Band E





Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**CPH**

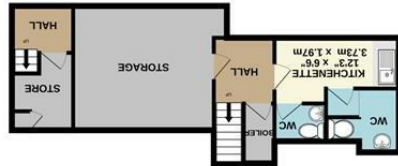
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



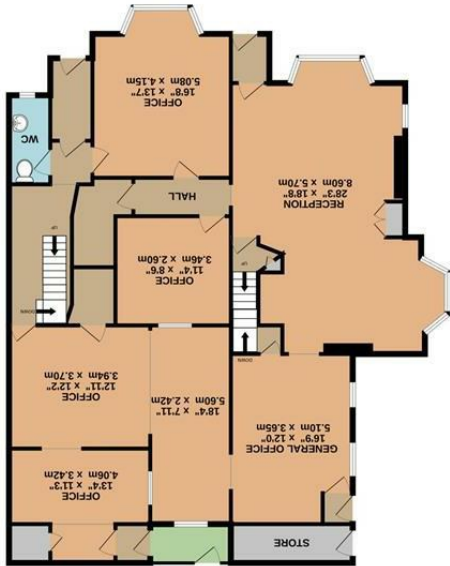
TOTAL FLOOR AREA : 5106 sq.ft. (474.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only 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.

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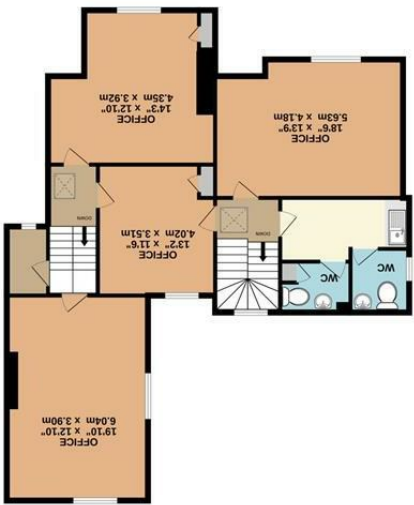
BASEMENT  
 450 sq.ft. (41.8 sq.m.) approx.



GROUND FLOOR  
 1854 sq.ft. (172.2 sq.m.) approx.



1ST FLOOR  
 1613 sq.ft. (149.9 sq.m.) approx.



2ND FLOOR  
 1189 sq.ft. (110.5 sq.m.) approx.