



Lower Ground Floor, 5 West Street, Scarborough YO11 2QL  
£4,200 Per Annum

**CPH**  
COMMERCIAL

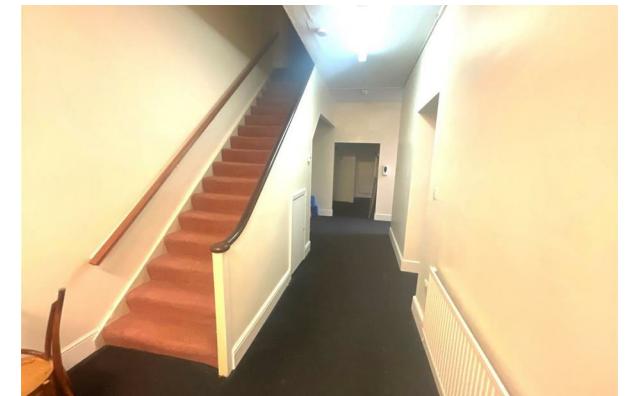
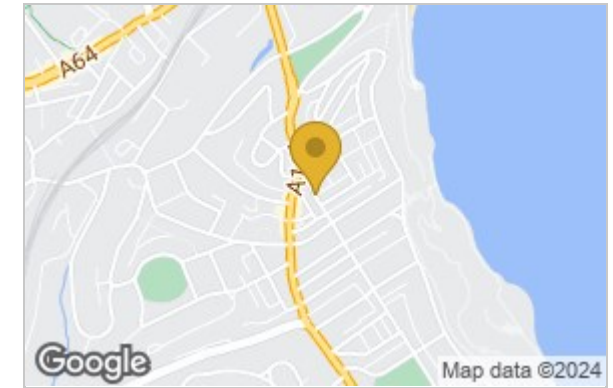


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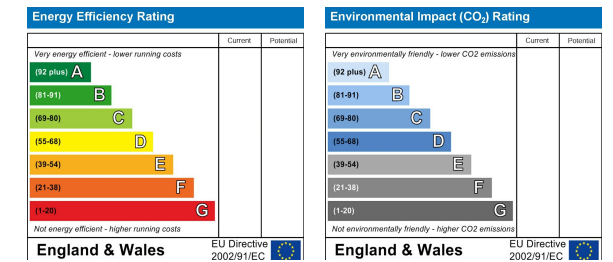
CPH bring to the market these versatile premises which could be used for a number of uses - subject to planning. The premises extend to a gross area of approximately 1380 sq ft and benefits from 2 very good sized rooms together with a kitchen and both male and female toilets. The premises are accessed externally down steps from St Martin's Road leading into the hallway. The premises are available TO LET on a new commercial lease for a minimum 3 year term. All enquiries to CPH Commercial.



## Area Map



## 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