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**Gladstone Lane,
Scarborough, YO12 7BP**

Guide Price £145,000

A two storey workshop/ Waterhouse that is conveniently located towards Scarborough town centre that is currently set up as two letting units, one of which is subject to the remaining terms of a Landlord & Tenant Act lease. This would suit an investor or an owner operator who is looking for some work space. It has the potential to provide a gross annual rental income of approximately £16,000 per annum.



UNIT 1

Currently subject to the remaining terms of a commercial Landlord & Tenant Act lease with a current passing rent of, £10,200 per annum. Its is approximately 197 sqm (2,126 Sq ft) across two floors

UNIT 2

This is currently available to let and is approximately 105 sqm (1,131 sq ft) across two floors and has the benefit of a roller shutter to the front along with a pedestrian door, WC and then an additional store area to the rear.

LOCATION

The unit is situated on Gladstone Lane, towards the junction with Gladstone Road in Scarborough town centre and is ideally located for businesses that need workspace in the town.

TENURE

Freehold but subject to the remaining terms of the remaining terms of an existing lease on Unit 1.

RENTAL INCOME

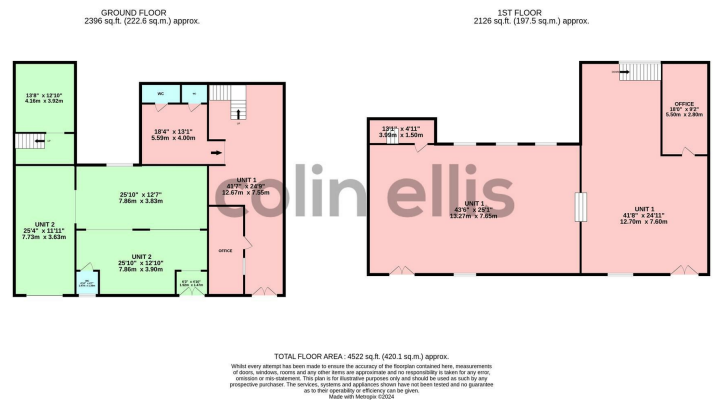
Unit 1. £10,200 per annum

Unit 2. £5,200 per annum when let

VIEWING

Strictly via appointment with sole agents Colin Ellis Property Services on 01723 363565

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Gladstone Lane - 18600103
Council Tax Band - Exempt
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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