





John Streets Joinery Ltd

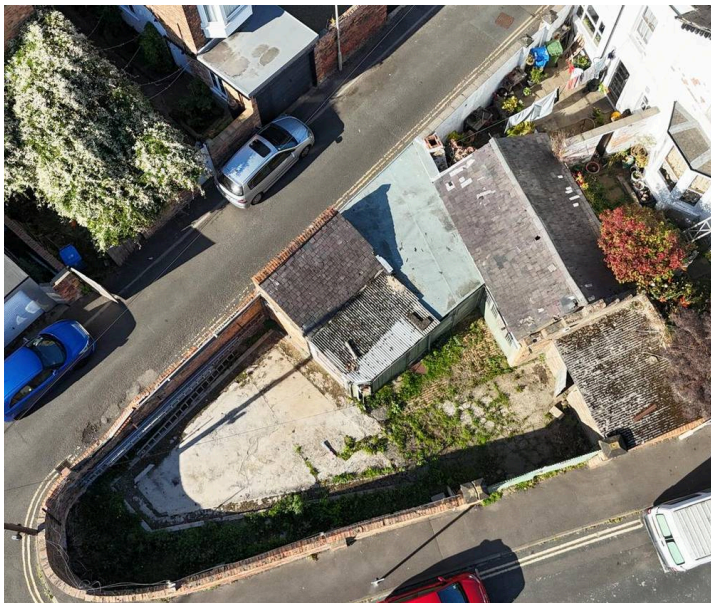
Builders Yard Westover Road, Scarborough

- FOR SALE BY MODERN METHOD OF AUCTION
- BUILDER'S YARD COMPRISING OF WORKSHOPS & GARAGES
- WELL SITUATED WITHIN THE FASLGRAVE AREA OF SCARBOROUGH
- EXCELLENT COMMERCIAL POTENTIAL
- PLANNING PERMISSION GRANTED
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

We are delighted to present this substantial builder's yard, superbly situated within the sought-after Falsgrave area of Scarborough. This property comprises a series of well-proportioned workshops and garages, offering a wealth of options for a variety of commercial uses. The layout is thoughtfully arranged to maximise functionality, with ample space for storage or workspace, making it ideal for tradespeople, small businesses or those seeking a practical base for operations. The property's excellent location within Falsgrave ensures convenient access to main roads and local amenities, further enhancing its appeal for commercial enterprises. With the added advantage of being offered to the market with no onward chain early viewing is highly recommended to appreciate the scope and possibilities this builder's yard has to offer.

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If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price inc VAT, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00 these services are optional.

Council Tax band: B

Tenure: Freehold

GROUND FLOOR

Garage/Store 15' 9" x 10' 2" (4.80m x 3.10m)

Store/Workshop 17' 9" x 11' 2" (5.40m x 3.40m)

Workshop 20' 8" x 13' 9" (6.30m x 4.20m)

Garage 12' 10" x 9' 2" (3.90m x 2.80m)

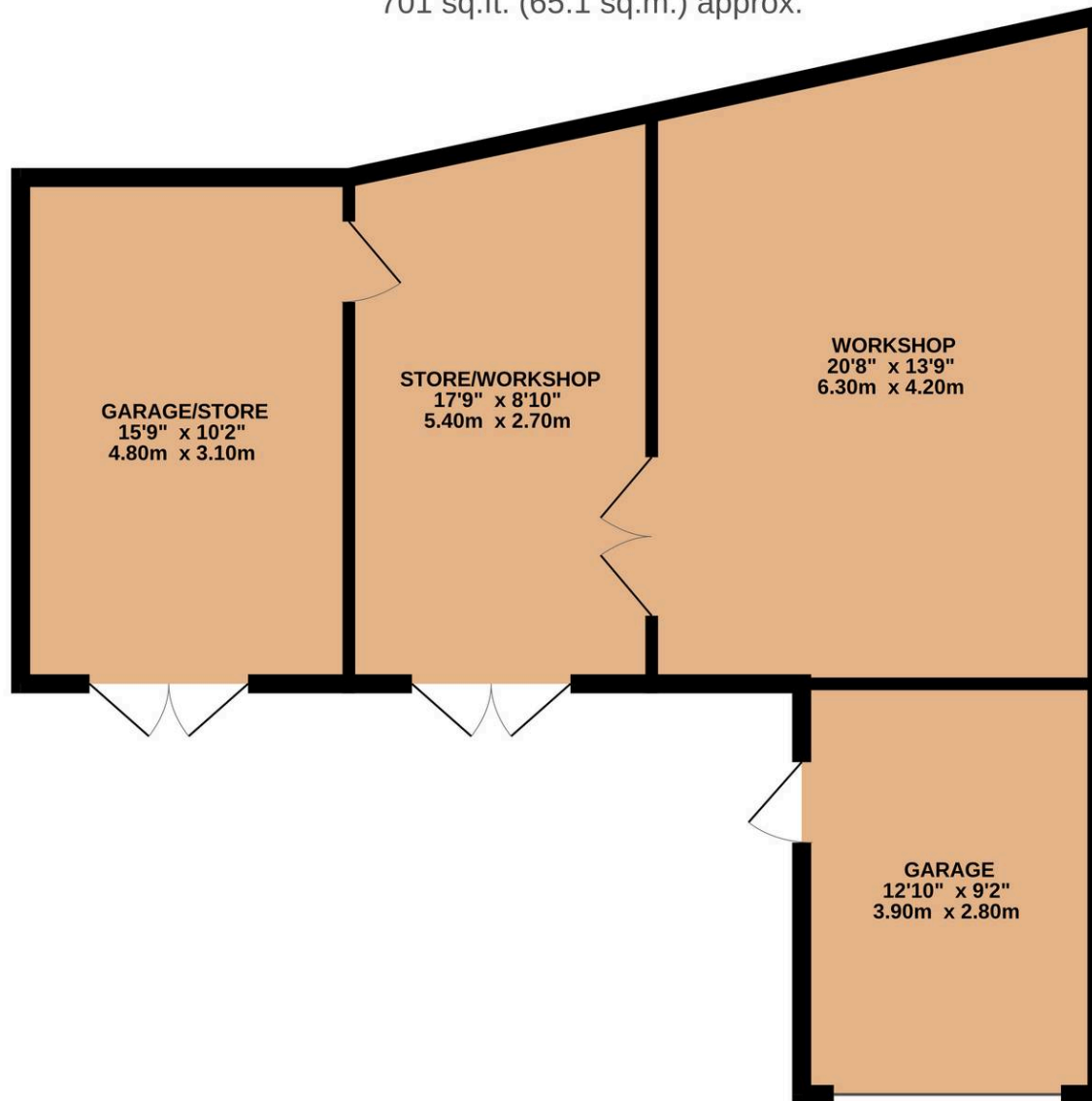
HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

Planning Permission:

Decision Number: ZF25/00277/RM

Business Rates: - We have been advised that the rateable value of this property is £3,800 (1st April 2026 to present). The property therefore qualifies for 100% small business rates relief.

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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