



**33a and 35a Sherwood Street**

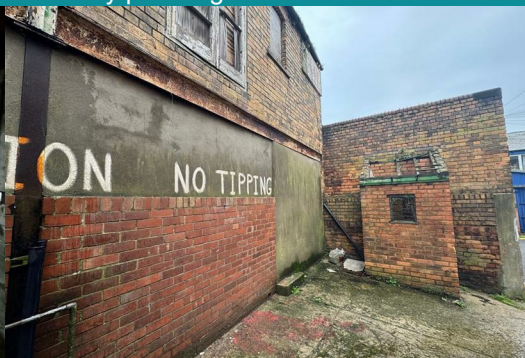
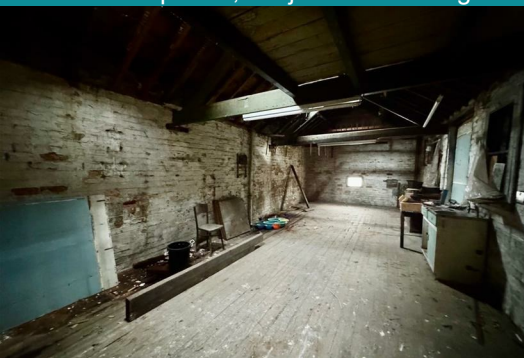
Off Victoria Road, Scarborough, YO111SR

**For Sale By Informal Tender**  
**£45,000**

Town-Centre Warehouse – Scarborough

A rare opportunity to acquire a town-centre warehouse premises with on-site parking, positioned just off Victoria Road.

The surrounding area comprises a mix of commercial and residential uses, offering strong potential for alternative redevelopment, subject to obtaining the necessary planning consents.



## Description

The property extends to approximately 2,920 sq ft (271 sq m) and is currently arranged as three interconnected warehouse units, providing flexible accommodation suitable for:

Storage  
Workshop  
Light industrial use

The site also benefits from an on-site parking area.

This property presents an excellent opportunity for owner-occupiers, investors, or developers seeking a well-located town-centre site with future redevelopment prospects (subject to planning).

## Accommodation

Area Approx. Size

Total internal area 2,920 sq ft (271 sq m)

Configuration Three connected warehouse units

External areas On-site parking (no gated access)

## Location

Situated on Sherwood Street, just off Victoria Road, the property is within walking distance of Scarborough town centre.

The immediate locality is a mixed-use environment with shops, services, residential dwellings, and commercial occupiers. Public transport links and road connections are close by, providing easy access for staff, customers, and deliveries.

## Planning

The property is currently used as warehouse/storage. Prospective purchasers should satisfy themselves with the Local Planning Authority regarding the suitability of the premises for any proposed redevelopment or alternative uses.

## Tenure

Freehold – to be sold with vacant possession on completion.

## Method of Sale - Informal Tender

Written offers are invited and should be submitted to the selling agents no later than 20th January.

All submissions should include:

Offer Amount – the purchase price being offered.

Proof of Funds – evidence to demonstrate the purchaser has the financial means to complete the purchase.

Proposed Timescales – anticipated timeframe for exchange and completion.

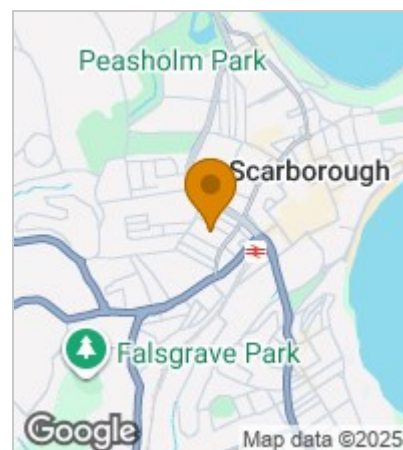
Conditions / Contingencies – e.g., subject to planning consent, surveys, or finance.

Contact Details – full name, company (if applicable), address, phone number, and email.

Additional Information – any further details the purchaser considers relevant to support their offer.

Prospective purchasers are encouraged to contact the selling agents for further details and to clarify any questions regarding the property or the tender process.

## Area Map



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property