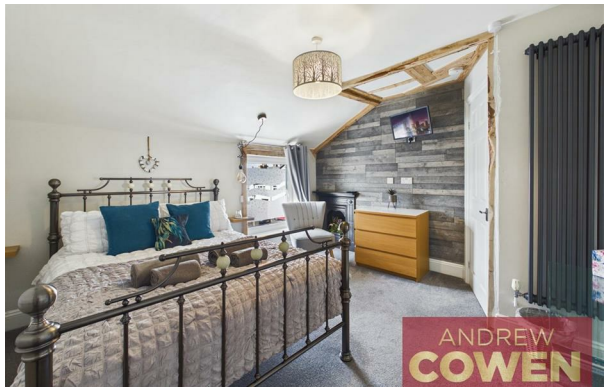
ANDREW COWEN



18 Trafalgar Street West, Scarborough, YO12 7AU

Offers In The Region Of £150,000

- *Versatile mixed-use property*
- *One-bedroom accommodation above*
- *Separate utility room & WC*
- *Ground-floor commercial premises*
- *Bay-fronted living room with log burner*
- *Spacious contemporary bathroom*
- *Approx. 537 sq ft commercial space*
- *Modern fitted kitchen*
- *Private decked outdoor terrace*

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18 Trafalgar Street West, Scarborough YO12 7AU

A highly versatile mixed-use property comprising approximately 537 sq ft of ground-floor commercial accommodation together with a beautifully presented one-bedroom residence above. The residential accommodation features a bay-fronted living room with log burner, modern fitted kitchen, utility room, WC, spacious double bedroom and impressive contemporary bathroom, complemented by a private decked terrace. An excellent opportunity for an owner-occupier or investor, subject to the relevant consents.

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Council Tax Band: A

Offering an unusual and highly versatile opportunity, this substantial mixed-use property combines a ground-floor commercial premises with spacious residential accommodation arranged across the upper floors, together with a private outdoor terrace.

The ground floor provides approximately 537 sq ft (49.9 sq m) of commercial space, currently arranged as a generous open-plan retail/work area extending to approximately 36'10" in length, with additional ancillary space and a WC. With its own street frontage and entrance, the premises offer considerable potential for a variety of commercial uses, subject to any necessary permissions and consents.

Above, the residential accommodation is well presented throughout and provides approximately 615 sq ft (57.2 sq m). The first floor features an attractive and comfortable living room with a prominent bay window and log-burning stove, creating a particularly inviting main reception space. A modern fitted kitchen offers a stylish range of units, integrated cooking appliances and space for dining, while a useful separate utility room and WC complete this level.

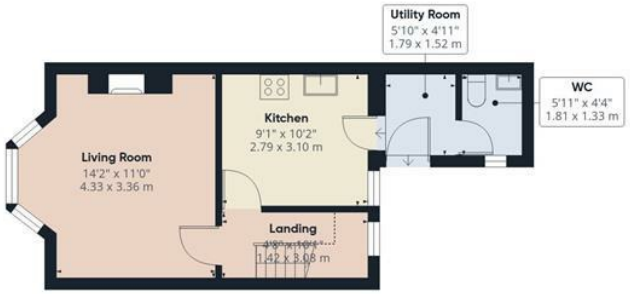
The upper floor provides a generous double bedroom alongside an impressive contemporary bathroom. Finished with extensive tiling, the bathroom features a large bath, separate shower enclosure, WC and wash basins, creating a particularly spacious and luxurious suite.

The accommodation benefits from an appealing combination of modern finishes and individual character, including exposed timber detailing and feature wall finishes within the bedroom, contemporary radiators and stylish fittings throughout.

Externally, the property also enjoys a private decked terrace, providing a valuable outdoor seating and entertaining space.

Offering both commercial and residential accommodation within one substantial property, this is an excellent opportunity for a buyer looking to operate a business with living accommodation above, or potentially for an investor seeking a versatile mixed-use proposition. Any alternative use or letting arrangements would, of course, be subject to the relevant permissions and regulations. Please note that the apartment can be sold fully furnished if required.

Floor 0



Floor 1

Floor 2

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SALES · LETTINGS · MANAGEMENT

Approximate total area(1)

1152 ft²

107.1 m²

Reduced headroom

21 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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£7.75
Toast
Beans on Toast
Hash Brown - Mushrooms
3 Items = £2.90
TRAFALGAR CAFE
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RESIDENTIAL·RURAL·COMMERCIAL

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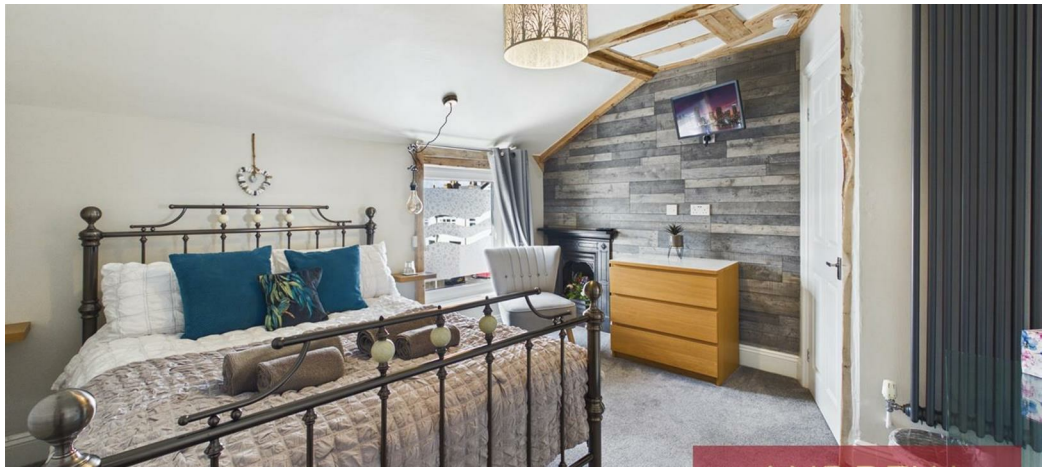

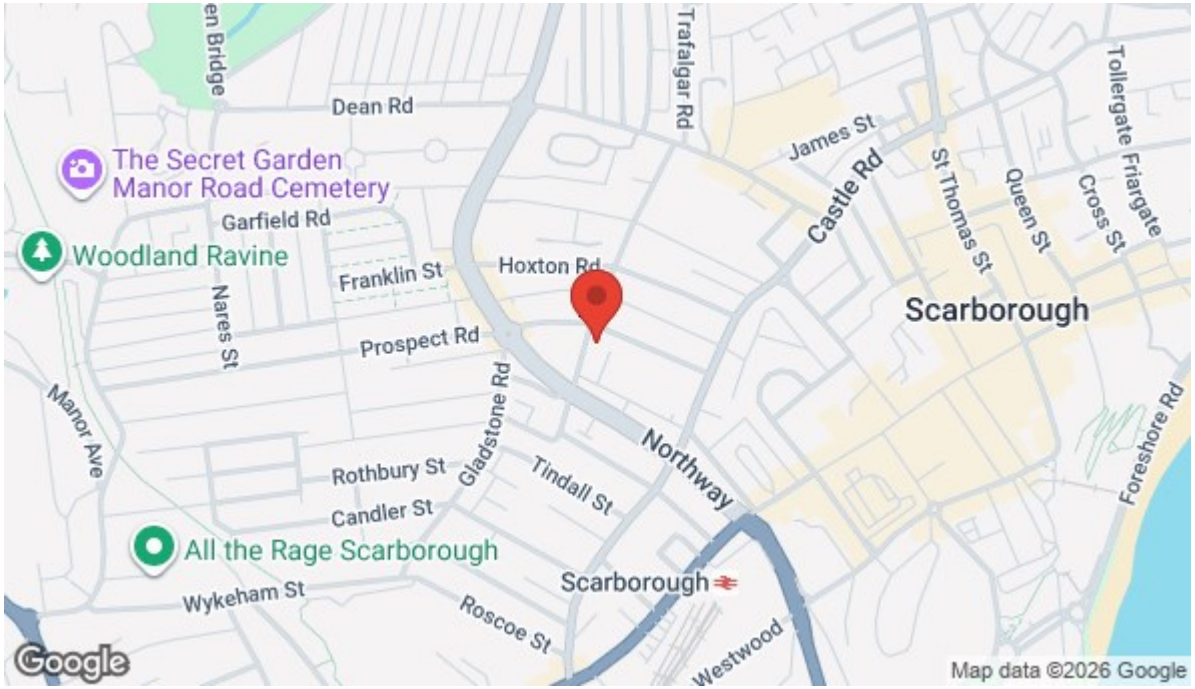

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Viewings

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Looking to Sell?

Book a no obligation valuation today!

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