

colin ellis

## Falsgrave Road, Scarborough, YO12 5AT

Guide Price £325,000

This fantastic commercial property is located on Falsgrave Road. The property offers a great location for any business, situated in a bustling area with great visibility and foot traffic. It is currently arranged as an office on the ground floor with ancillary staff accommodation to the rear and part of the upper floors and opens up a world of possibilities for potential businesses. Whether you're looking to set up a cafe, a boutique shop, or an office space, this property can cater to a variety of needs.

This building also has the benefit of a well presented two bedroom maisonette that has previously been used as a holiday let, along with a sizeable car park to the rear that can accommodate at least 6 vehicles. To be sold Freehold with vacant possession.

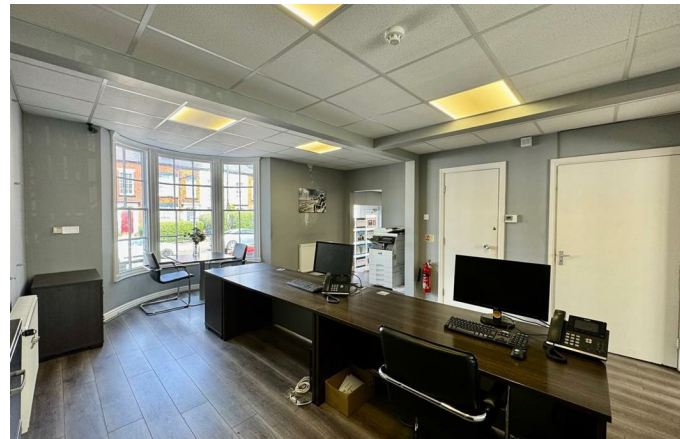
## OUTSIDE

To the rear is a private parking area.

## LOCATION

The property is situated with a frontage to Falsgrave road outside of Scarborough Town Center. Falsgrave Road is the main arterial link into the town for the A64. Nearby on Westborough and Newborough is where the towns main shopping streets are located, as the train station provided direct links to York and East Coast mainline.

Scarborough is a historic town that is a popular holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a population of 63,000 people approx. and a much larger district catchment. The town previously achieved an international commercial reputation having been voted Europe's most enterprising town. It hosts a number of well known major employers; McCain Frozen Foods, Associated Cold Stores, Anglo American Mining and Plaxton Coachworks.



## DESCRIPTION

The subject property comprises an attractive terraced 3-storey building (plus basement) of traditional brick construction with a glazed dual retail frontage at ground floor level. Internally the property is laid out to provide an open retail showroom area on the ground floor with interconnecting sales and office accommodation. There is a staff kitchen/canteen and WC. At 1st floor level there are 2 further offices and additional WC. The basement has a series of basic but functional storage rooms. At 1st and 2nd floor level and separately accessed by way of a rear external staircase there is a spacious self-contained apartment which is finished to a high standard. At 1st floor level there is a roomy entrance hall leading to a fully fitted dining kitchen, sitting room, shower room with WC and wash basin. At 2nd floor level there is a landing leading to 2 double bedrooms and WC with wash basin. The apartment is tastefully decorated and furnished throughout. There is gas central heating throughout. To the rear of the property there is a good sized private car parking area. Additional parking is available on street at the front of the property. There is a forecourt to the front elevation.

## FLOOR AREA (APPROXIMATELY)

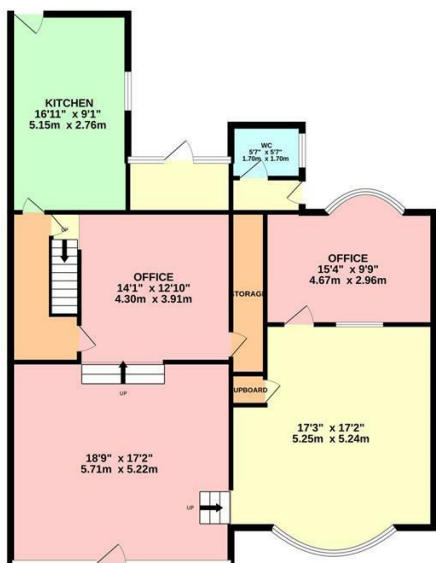
Ground Floor Sales/ancillary 102.97 sq m (1,108 sq ft)  
First Floor Offices 34.85 sq m (375 sq ft)  
Basement Stores 72.96 sq m (785 sq ft)  
TOTAL 210.77 sq m (2,268 sq ft)

## BUSINESS RATES

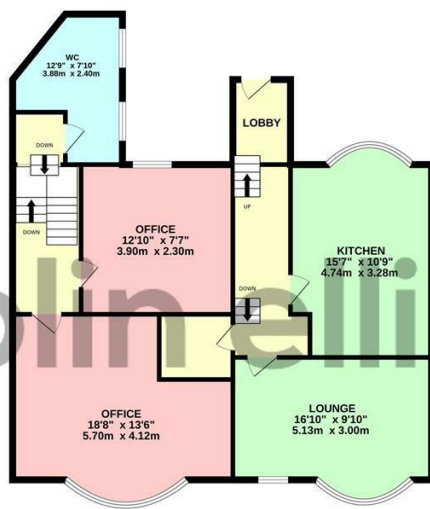
From enquiries made on the VOA website we believe that the commercial premises have a rateable value of £10,000 (2023 list) and the apartment has a rateable value (holiday lettings use) of £1,925. The rateable values are subject to the uniform business rate.



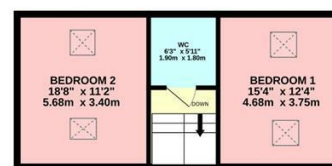
GROUND FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR  
1123 sq.ft. (104.4 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 2775 sq.ft. (257.8 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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**Falsgrave Road - 18621368**  
**Council Tax Band - Exempt**  
**Tenure - Freehold**

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 |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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