



colin ellis

## Oxford Street, Scarborough, YO12 7PJ

\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000\*\*\* Located close to Scarborough town centre this FREEHOLD MIXED USE property has a COMMERCIAL SHOP UNIT to the ground floor and a DUPLEX ONE BEDROOM FLAT above, both being currently let. The property is offered with NO ONWARD CHAIN and tenants in situ. Viewing is highly recommended. The auction is now set to end on 17th December at 1pm.

Auction Guide £60,000





## **\*\* FLAT \*\***

### **ENTRANCE**

Communal entrance with door into stairway with uPVC double glazed window and ceiling light.

### **KITCHEN**

*3.44 x 2.61 (11'3" x 8'6")*

Fitted kitchen, stainless steel sink, oven, gas hob, extractor, radiator, uPVC double glazed window, wall mounted boiler and two ceiling lights.

### **LIVING ROOM**

*3.90 x 4.13 (12'9" x 13'6")*

uPVC double glazed bay window, radiator and ceiling light.

### **STAIRS TO SECOND FLOOR**

uPVC double glazed window.

### **BEDROOM**

*4.31 x 3.50 (14'1" x 11'5")*

Two uPVC double glazed windows, radiator, feature fire and ceiling light.

### **BATHROOM**

*3.31 x 2.56 (10'10" x 8'4")*

Bath with shower over, glass screen, WC, hand basin, heated towel rail/radiator, part tiled walls and uPVC double glazed window.

## **\*\* SHOP \*\***

### **ENTRANCE**

Front door into communal hall with door to shop unit.

### **RETAIL SPACE**

Shop front unit and rear yard space.



## BASEMENT

Basement area for storage.

## WC

### \*\* TENURE \*\*

Freehold

The flat is a council tax band A

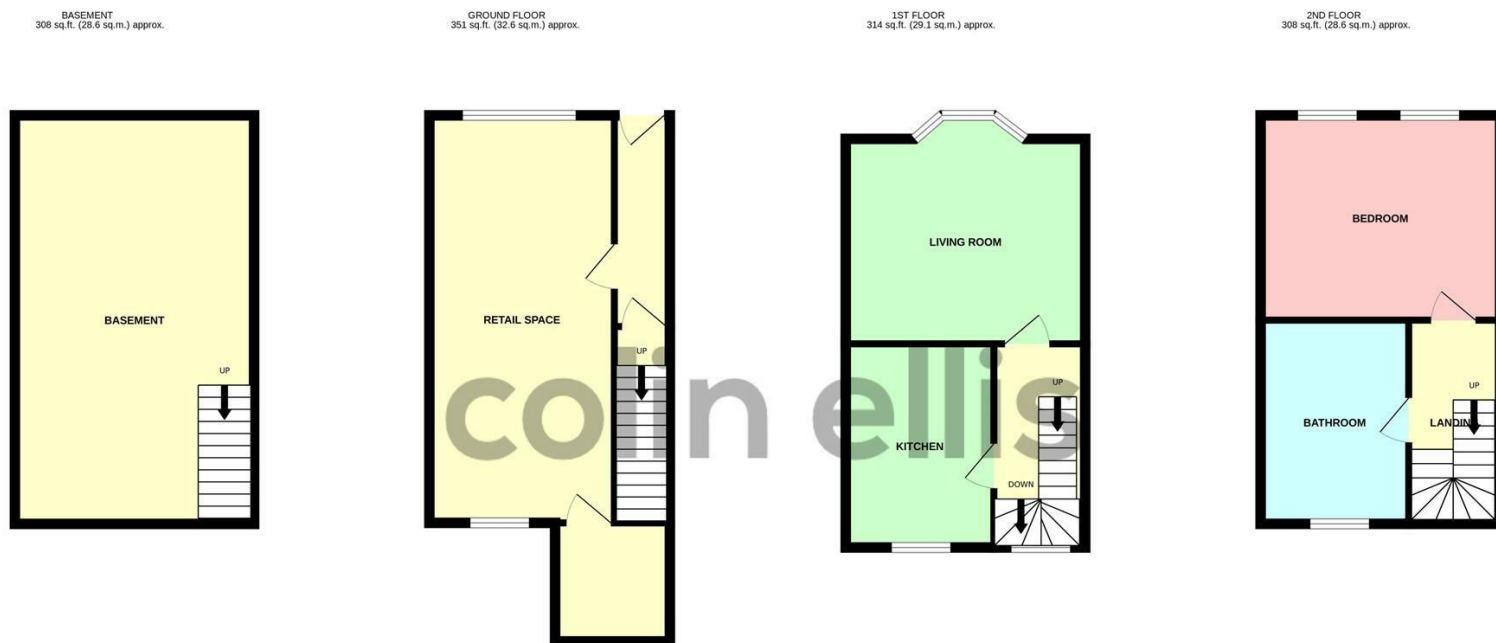
Potential rental income:

Ground Floor commercial unit: £350 pcm

One bedroom flat: £450pcm







TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Oxford Street - 18591436**

**Council Tax Band -**

**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.



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