

16-18 FALSgrave ROAD

SCARBOROUGH YO12 5AT



A prominent property offering an opportunity for a range of purchasers

- **RETAIL/SHOWROOM**
- **OFFICES AND STAFF FACILITIES**
- **EXCELLENT SELF-CONTAINED APARTMENT**
- **EDGE OF TOWN CENTRE LOCATION**
- **PLENTIFUL ON-SITE PARKING**

FOR SALE

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LOCATION

The subject property is situated with frontage to Falsgrave Road just outside Scarborough town centre. Falsgrave Road is the main arterial link into the town from the A64. Nearby on Westborough and Newborough the towns main shopping streets are nearby, as is the train station that provides direct links to York and the 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 Europes 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 (Net Internal approx)

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)

The apartment has an approximate gross internal area of 988 sq ft

USE POTENTIAL

The commercial property is suitable for a continuation of retail use but could also suit a range of commercial uses (subject to planning as required), for example; Showroom/Offices, leisure/food and healthcare.

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The apartment is ideal for owner occupation, letting on an AST or holiday lets. Recently it has generated a gross income of £20,000 per annum but the vendor advises that there is the potential to increase this, particularly for holiday lets.

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.

Interested parties are advised to make their own enquiries to the local rating authority.

ASKING PRICE

Offers are invited based on a new reduced guide price of £325,000

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

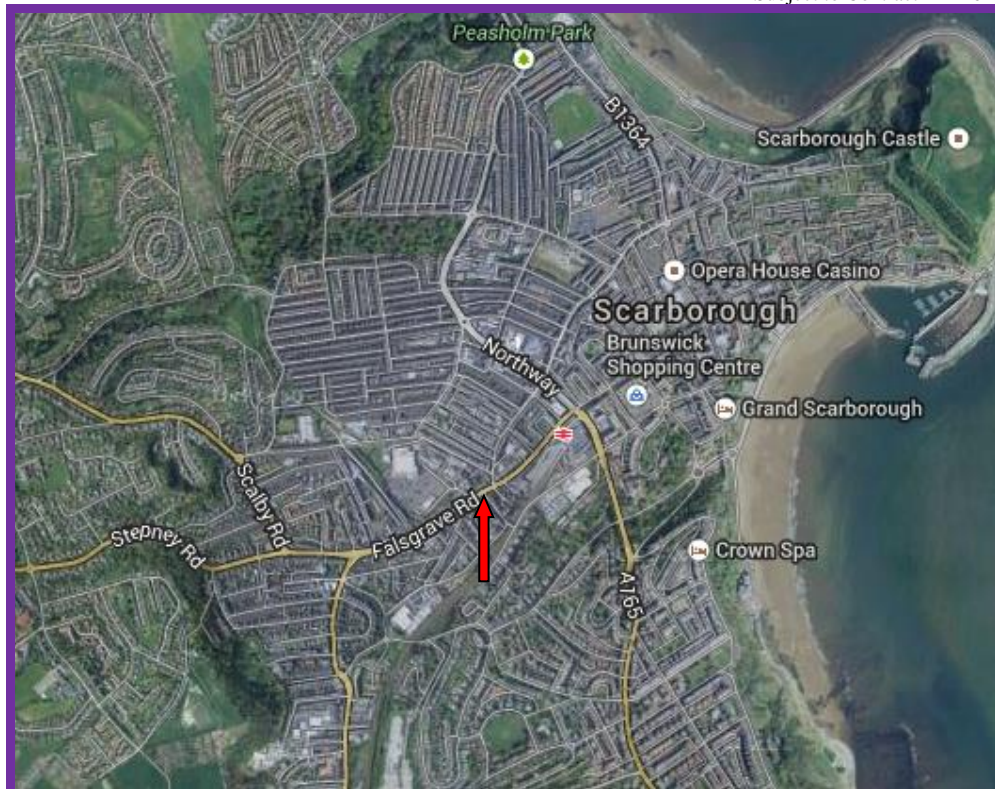
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

For viewing arrangements and further information please contact Andrew McBeath andrew@mcbeathproperty.co.uk or 07725 416002, 01904 692929.

Subject to Contract – 111023



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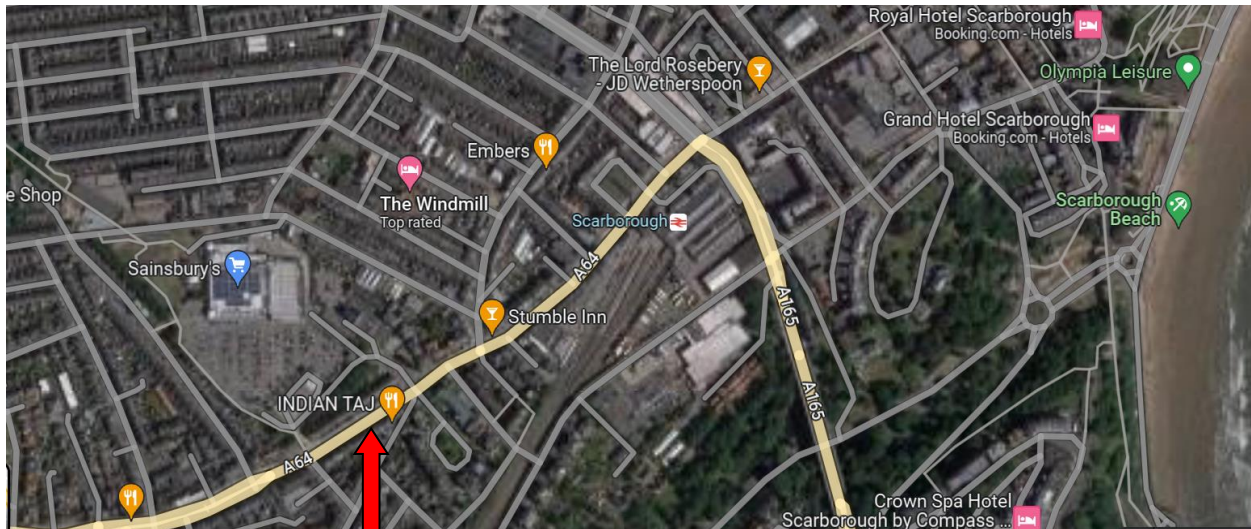
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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Boundary indicative only – not to be relied on



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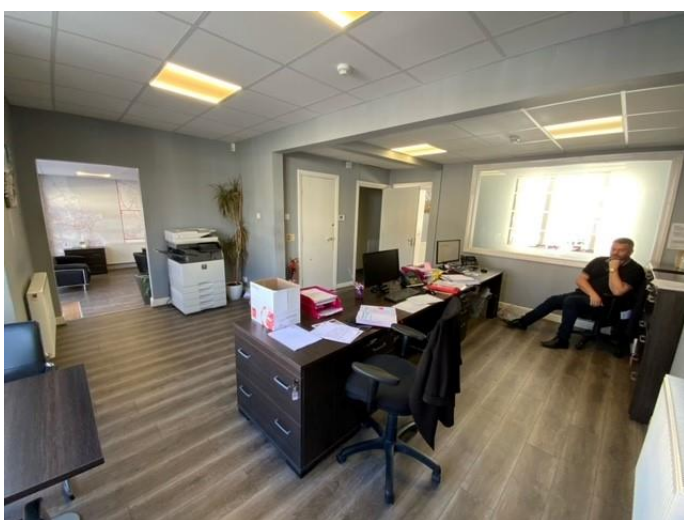
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