

## COMMERCIAL



5 Dean Road

, Scarborough, YO12 7SN

Asking Price £149,950

Commercial property for sale close to Scarborough town centre. Commercial property currently used as a takeaway with residential accommodation above. The property provides parking or outside eating space. Rental information available upon request.





### SHOP

Large shop/kitchen space currently used as a takeaway with large window frontage onto a popular road leading into the centre of town.

### STAIRS

leading to

### FIRST FLOOR LANDING

With radiator and ceiling light.

### LIVING ROOM

With 2 uPVC windows overlooking the front of the property, gas fire set within a wood mantle, laminate flooring, ceiling light, television point and telephone point.

### KITCHEN

wall and base units, tiled walls, electric oven with electric hob over with extractor unit, stainless steel sink and mixer tap, ceiling light and space for fridge/freezer and washing machine.

### BATHROOM

3 piece suite, lino flooring, frosted uPVC window, ceiling light, tiled walls, radiator, electric shower over bath, extraction unit and wall mounted combi boiler.

### STAIRS.

leading to

### SECOND FLOOR LANDING

With ceiling light and loft access

### BEDROOM 1

2 uPVC windows overlooking the front of the property, radiator, ceiling light and laminate flooring.

### BEDROOM 2

uPVC window overlooking the rear of the property, laminate flooring, radiator and ceiling light.

### PROPERTY DETAILS

Freehold property.

2 metres of space directly to the front of the property enables parking or outside eating space.

We have been informed by the vendor that currently the property is tenanted on a 7 year lease at £1200 per month, with rent payed 6 months in advance.

### DIRECTIONS

Sat Nav - YO12 7SN

What3Words - funny.humans.rare

## Area Map



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