

# **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.

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.

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

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.

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.

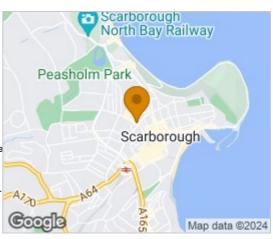
## **DIRECTIONS**

Sat Nav - YO12 7SN

What3Words - funny.humans.rare

Tel: 01723 350077

Area Map



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property