

HUNTERS®

HERE TO GET *you* THERE



Aberdeen Walk

Scarborough, YO11 1BD

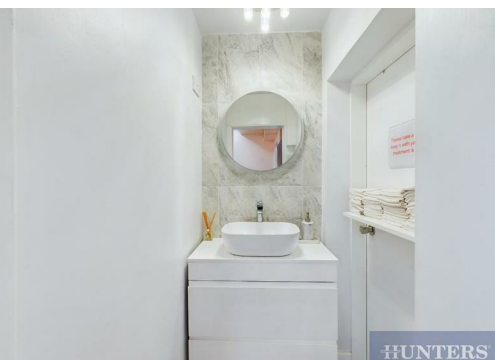
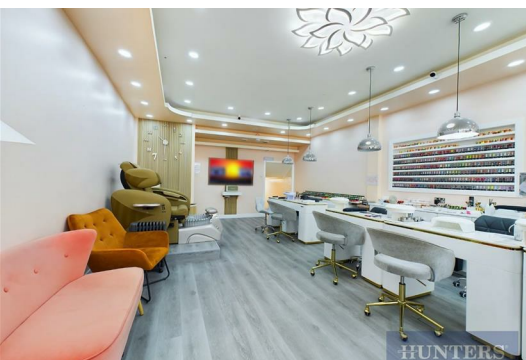
£270,000



Hunters are delighted to bring to the market this fantastic mixed-use property, comprising a versatile commercial unit on the ground floor with an immaculate three-bedroom apartment above. Located in Scarborough town centre, this property presents an excellent investment opportunity.

The ground-floor commercial unit offers a generous retail or office space with large display windows, ensuring maximum visibility. Its flexible layout makes it suitable for a variety of businesses. High-quality finishes, ample storage, and a bright, inviting atmosphere enhance the appeal of the space. The property also benefits from convenient access, with separate entrances for the commercial and residential areas. Additionally, there is a WC and kitchen facility for staff convenience.

The first-floor apartment is beautifully presented with a modern interior and features a private entrance, UPVC double glazing, and gas central heating. The accommodation briefly comprises an entrance hall with stairs leading to the first-floor landing, a bay-fronted lounge, a fully fitted kitchen, a bathroom, and a bedroom. The upper floor offers two additional bedrooms and a shower room.



Material Information Scarborough
Tenure Type; Leasehold
Leasehold Years remaining on lease; 200
Leasehold Annual Service Charge Amount £500
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; 100
Council Tax Banding; A

Agent Note
There is currently a fixed lease on the commercial unit with approximately 4 years remaining, for more information call the office.

HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

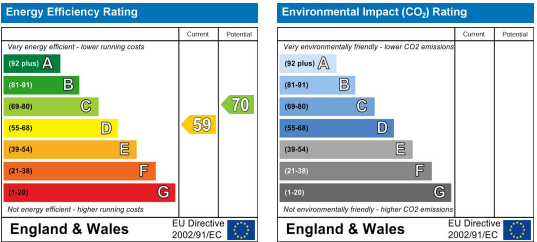
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.