



70 Falsgrave Road, Scarborough YO12 5AX

Offers In Excess Of £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



FOR SALE | Mixed Use former Bank premises. Corner position on busy and popular Falsgrave Road.

CPH are please to be asked to market the premises occupied by Barclays Bank for many years. The premises are ideally situated on the corner of Falsgrave Road's junction New Park Road. Falsgrave is a popular district close to Scarborough's town centre and forms part of the A64, the main arterial route into the town from York and beyond. Falsgrave benefits from a nice blend of national and independent operators with the likes of Sainsburys, Argos, One Stop and Spar being noted. There are plenty of shops, restaurants and bars within the vicinity and footfall is good and parking plentiful.

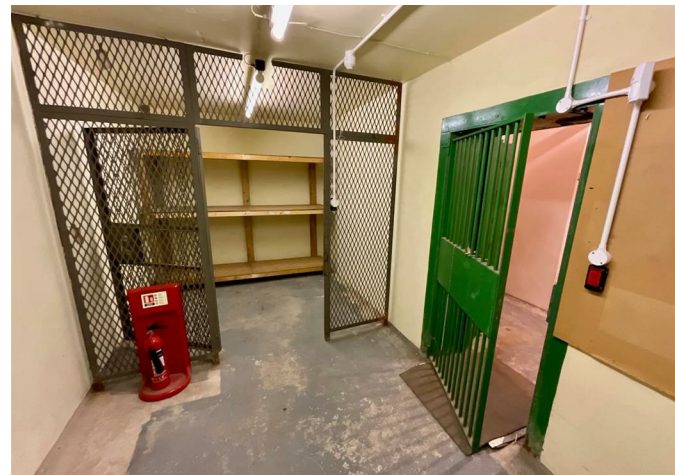
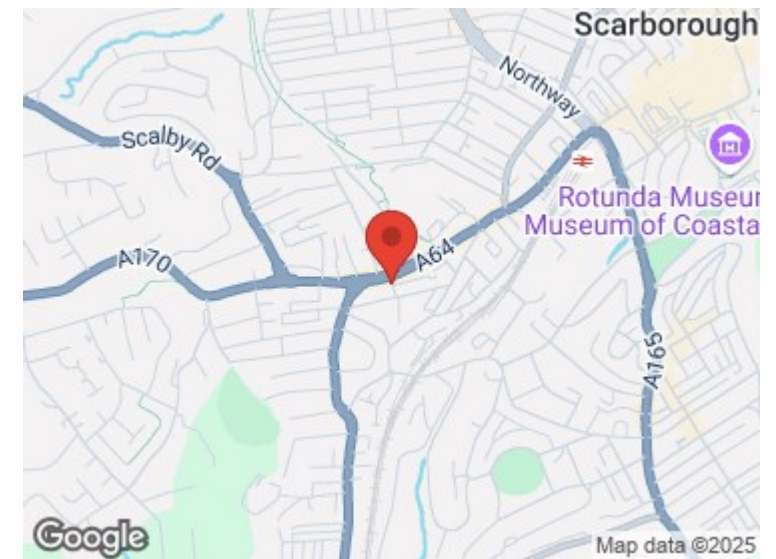
The unit is accessed via corner door leading into a generously sized former banking hall. This space is largely openplan in nature but does benefit from an office to the rear. Stairs are located at the back of the premises with a loading door leading to a pleasant back alley onto New Park Road. The lower ground floor is still laid out with a strong room and also has a room housing the commercial boiler. The first floor provides ancillary accommodation for the bank/commercial tenant with toilet facilities, office, staff canteen area whilst the second floor provides accommodation which was formerly the home of the bank manager and family in days gone by. We are of the opinion the property could be potentially split to provide some form of residential element, subject to gaining the required planning permission.

Tenure: Freehold

EPC: Band D.

Business Rates: Rateable Value - £8,900.
The property currently benefits from 100% Small Business Business Rates Relief.





Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

