





62 Victoria Road

Scarborough, Scarborough

- COMMERCIAL PREMESIS WITH 3 BED MAISONETTE ABOVE
- IDEAL INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- CENTRALLY LOCATED
- AMPLE STORAGE & REAR YARD

CPH are delighted to present a unique investment opportunity, this centrally located property features a commercial premises below with a charming 3-bed maisonette above. This property boasts no onward chain, offering a smooth acquisition process.

The commercial space provides ample storage and sets the stage for a thriving business, while the three-bedroom maisonette above exudes charm and character. The layout seamlessly combines workspace and living quarters, creating a versatile environment for any business owners looking to either reside on-site or generate a further income by renting out the above maisonette.

With an emphasis on functionality and convenience, this property caters to those seeking a smart investment in a prime location. The rear yard adds a touch of practicality, perfect for outdoor breaks or additional storage needs.

Centrally located and with a promising potential for dual usage, this property is a rare find in the market. Do not miss out on the opportunity to explore this exciting property in person. Schedule a viewing today and unlock the possibilities that await.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.

Council Tax band: B

Tenure: Freehold





Location

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year. The property lies on the eastern side of Victoria Road which is a popular secondary locality. The property occupies a prominent end of terrace position and benefits from car parking facilities closely. Victoria Road itself forms a mixed residential and commercial locality and provides a continuation of Castle Road forming one of the key thoroughfares.

Business Rates/Council Tax

The ground floor has been assessed for Business Rates as follows: RV - £5,450 100% Small Business Rates Relief may be available. Prospective purchasers are advised to make their own enquiries with regards to Business Rates. The residential accommodation has been assessed for Council Tax as follows: Band A

EPC

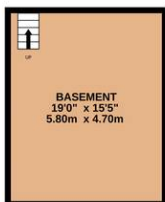
We understand that the Energy Rating for the property is: Commercial Band (D). Residential Band (D). The full EPC's are available to view at our offices for interested parties.

Details Prepared

AB171025



BASEMENT
295 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



3RD FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 2435 sq.ft. (226.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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