



**colin ellis**  
your trusted property experts

**Victoria Road,  
Scarborough, YO11 1SD**

**Guide Price- £155,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000  
Colin Ellis welcome to the market a mixed use property benefitting from a COMMERCIAL UNIT and a THREE BEDROOM massionette above. The commercial unit is currently trading as a successful Italian restaurant/takeaway. The apartment which is currently tenanted offers a BAY FRONTED lounge, utility room and TWO BATHROOMS. Located close to town and with good footfall, this property is WELL WORTH VIEWING.  
AUCTION FINISHES WEDNESDAY 23RD OCTOBER AT 2PM.

**DESCRIPTION**

Briefly comprising Commercial Unit:- Café area, wooden counter and service area leading to preparation area, kitchen and a w/c. Apartment:- Entrance hall, bay fronted lounge, kitchen and utility room. The first floor benefits from two bedrooms and a shower room, the second floor offers a further bedroom and bathroom.

The property is centrally located in Scarborough town centre and is close to local shops, restaurants and only a 5 minute walk to Scarborough Railway Station.

**LIVING ROOM**

4,6 x 3,6 (15'1" x 11'9")  
Bay window overlooking the front, gas feature fire place, wooden floor, double radiator and power points.

**KITCHEN**

3,6 x 2,8 (11'9" x 9'2")  
Window to the rear, range of base and wall units, built in electric oven, gas hob, integrated fridge/freezer, extractor hood, stainless steel sink and radiator. Light wood effect units with dark lino flooring.

**BEDROOM ONE**

4,4 x 3,6 (14'5" x 11'9")  
Bay window overlooking the front, built in cupboard, double radiator and power points.

**BEDROOM TWO**

4,4 x 3,5 (14'5" x 11'5")  
Window overlooking the rear, double radiator and power points.

**BEDROOM THREE**

2,7 x 3,6 (8'10" x 11'9")  
Velux window, radiator and power points.

**UTILITY**

2,0 x 2,0 (6'6" x 6'6")  
uPVC window over looking the rear, base units, space for washing machine, boiler.

**SHOWER ROOM**

2,5 x 1,9 (8'2" x 6'2")  
Shower room with wash hand basin and separate low flush w/c.

**BATHROOM**

3,0 x 2,8 (9'10" x 9'2")  
Three piece suite including panel bath, low flush w/c and wash hand basin with pedestal. Lino flooring with a Velux window. Built in cupboard housing tank.

**RENTAL INCOME**

Commercial Unit - £347 per calendar month

Maisonette - £575 per calendar month

**AUCTION**

Auctioneers Additional Comments  
Patkinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.  
\*All measurements have been made to the centre of the finished wall/floor/ceiling. Measurements of area, volume, count and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and no guarantee is made with respect to them.

**Victoria Road - 18628247**  
**Council Tax Band -**  
**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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