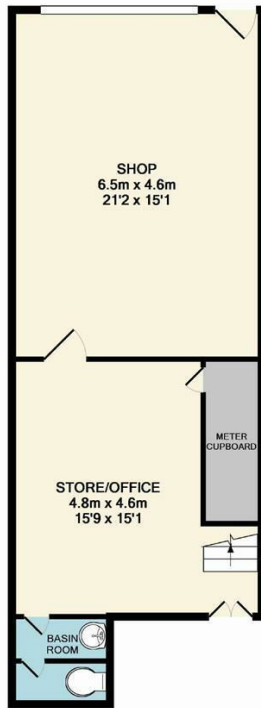




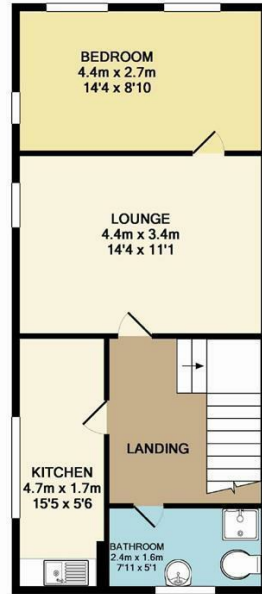
2 High Street, Eastfield, Scarborough, YO11 3LJ

£100,000

- *COMMERCIAL UNIT WITH MAISONETTE ABOVE*
- *CLOSE TO AN ABUNDANCE OF AMENITIES*
- *APPEALING TO A NUMBER OF BUYERS*
- *ONE DOUBLE BEDROOM*
- *VARIETY OF USES*
- *IDEAL LOCATION*
- *HIGH FOOTFALL*



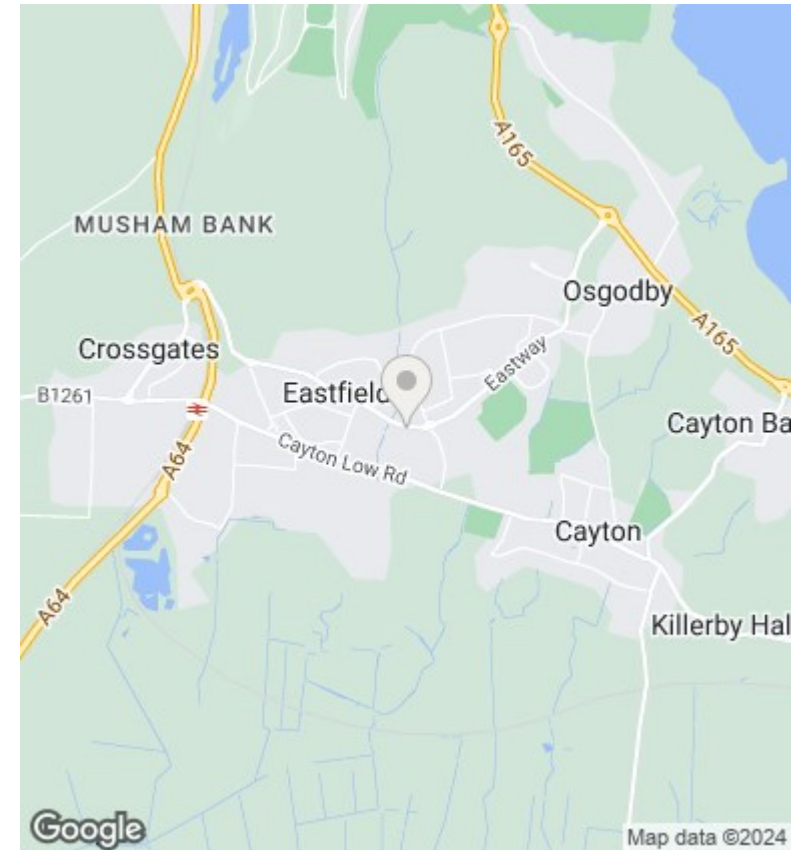
GROUND FLOOR
APPROX. FLOOR
AREA 54.7 SQ.M.
(588 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 49.4 SQ.M.
(532 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.1 SQ.M. (1120 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings
A Viewings by arrangement only.
F Call 01723 377707 to make an appointment.