



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

20 Falsgrave Road, Scarborough

Guide Price £130,000



## 20 Falsgrave Road, Scarborough

- GRADE II LISTED OFFICE BLOCK SET OVER FOUR FLOORS
- PROMINENT BAY FRONTAGE ON FALSGRAVE ROAD
- HIGH FOOTFALL AREA WITH GREAT VISIBILITY
- THREE VERSATILE OFFICES, STORAGE ROOMS & BATHROOM FACILITIES

FOR SALE | circa 1,334 sq ft Grade II Office block, located on Falsgrave Road, Scarborough. CPH are delighted to offer to the market the FREEHOLD interest in the former IT Department Office, located on Falsgrave Road. Set within an imposing Grade II listed dwelling the space provides three offices, storage facilities, kitchen, utility, a bathroom and two WCs, across four floors. The property also benefits from an enclosed yard to the rear.

Some of the property's period features remain, with the property being entered up steps accompanied by iron rails and a doorcase of Greek Doric columns.

EPC: To be confirmed.

Business Rates: Rateable Value - £2,275 (1st April 2026 to Present) and therefore qualifies for small business rates relief.

Freehold with Vacant Possession.

Please contact our friendly team on 01723 352235 or [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)





#### LOWER GROUND FLOOR

Office Space 14' 5" x 14' 5" (4.40m x 4.40m)

Hallway

Store Room 9' 6" x 8' 6" (2.90m x 2.60m)

#### GROUND FLOOR

Vestibule

Office/Reception 14' 9" x 14' 5" (4.50m x 4.40m)

Hallway

Kitchen 11' 6" x 8' 10" (3.50m x 2.70m)

Utility 8' 2" x 3' 11" (2.50m x 1.20m)

WC 4' 11" x 3' 11" (1.50m x 1.20m)

#### FIRST FLOOR

Landing 9' 2" x 5' 3" (2.80m x 1.60m)

Office/Lounge 14' 9" x 14' 5" (4.50m x 4.40m)

WC

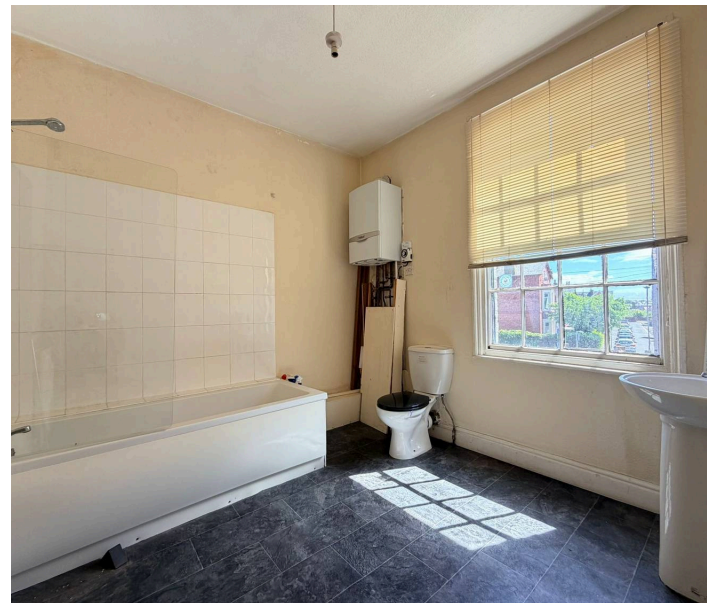
Bathroom 10' 6" x 8' 6" (3.20m x 2.60m)

#### SECOND FLOOR

Loft Room 18' 8" x 12' 10" (5.70m x 3.90m)

#### HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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



**Sales, Lettings & Commercial**  
 ESTATE AGENTS & CHARTERED SURVEYORS  
 19 St. Thomas Street, Scarborough YO11 1DY



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