



**Falsgrave Road, Scarborough**  
YO12 5AX

**Offers In The Region**



# Falsgrave Road, Scarborough

## DESCRIPTION

Prominent location on Falsgrave Road, one of Scarborough's busiest and most well-connected thoroughfares.

The ground floor comprises a generous commercial shop unit which is currently let, providing an immediate rental income for the new owner. The unit benefits from a private WC and kitchen/utility facilities, offering convenience for the existing tenant. Large display windows provide excellent visibility and footfall from the bustling street, making this a desirable commercial premises in a thriving trading location.

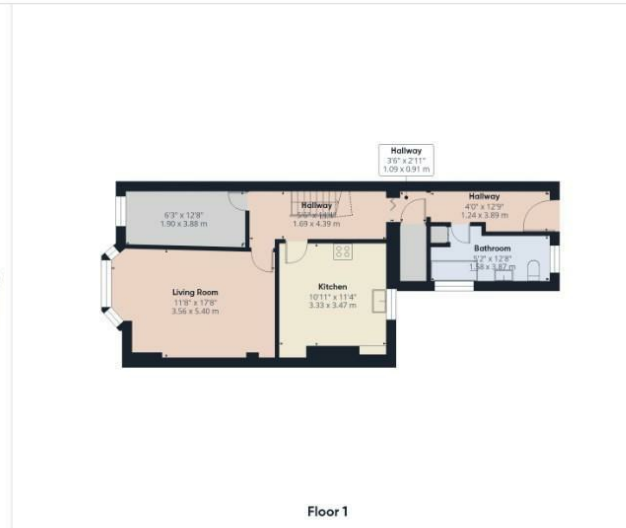
Above the shop is a well-proportioned four-bedroom apartment set out over two floors. The accommodation includes a bright and spacious lounge, a fully fitted kitchen, and a family bathroom, making it ideal for owner-occupiers, staff accommodation, or rental investment. Each bedroom offers ample space and natural light, with the overall layout providing flexibility for a family or shared living arrangement.

Falsgrave is a vibrant and well-established area of Scarborough, known for its mix of independent shops, cafés, and essential local amenities. Located just a short walk from the town centre and Scarborough's stunning coastline, it offers excellent transport links and a strong sense of community. Popular with both residents and visitors, Falsgrave blends convenience with character, making it a sought-after location for both living and business.

This rare freehold opportunity offers the benefit of an income-producing commercial unit alongside spacious residential accommodation, making it an attractive proposition for investors and owner-occupiers alike. Early viewing is highly recommended to appreciate the potential and prime location on offer.







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**Approximate total area<sup>(1)</sup>**  
1789 ft<sup>2</sup>  
166.3 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

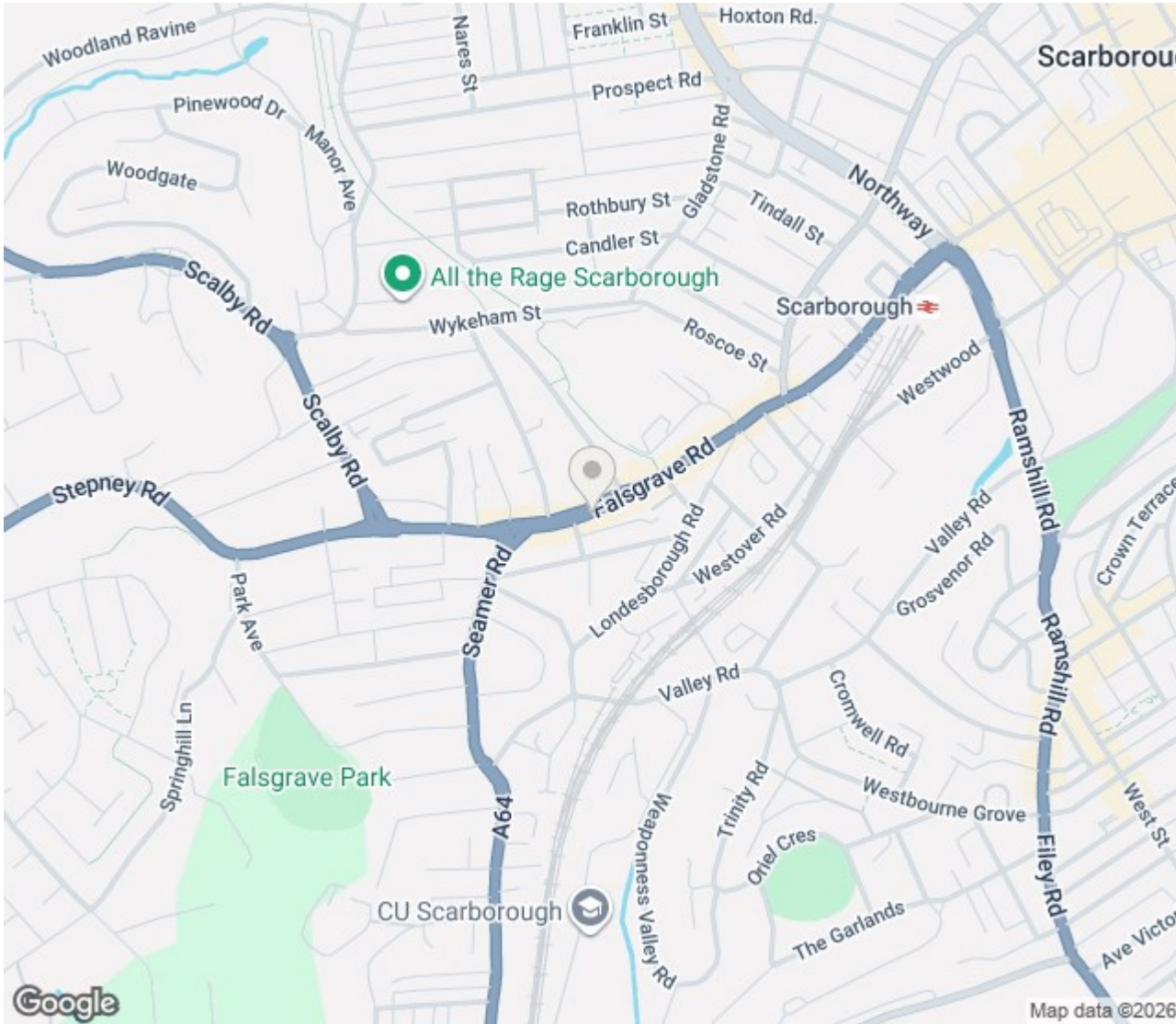
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## ENERGY PERFORMANCE CERTIFICATE

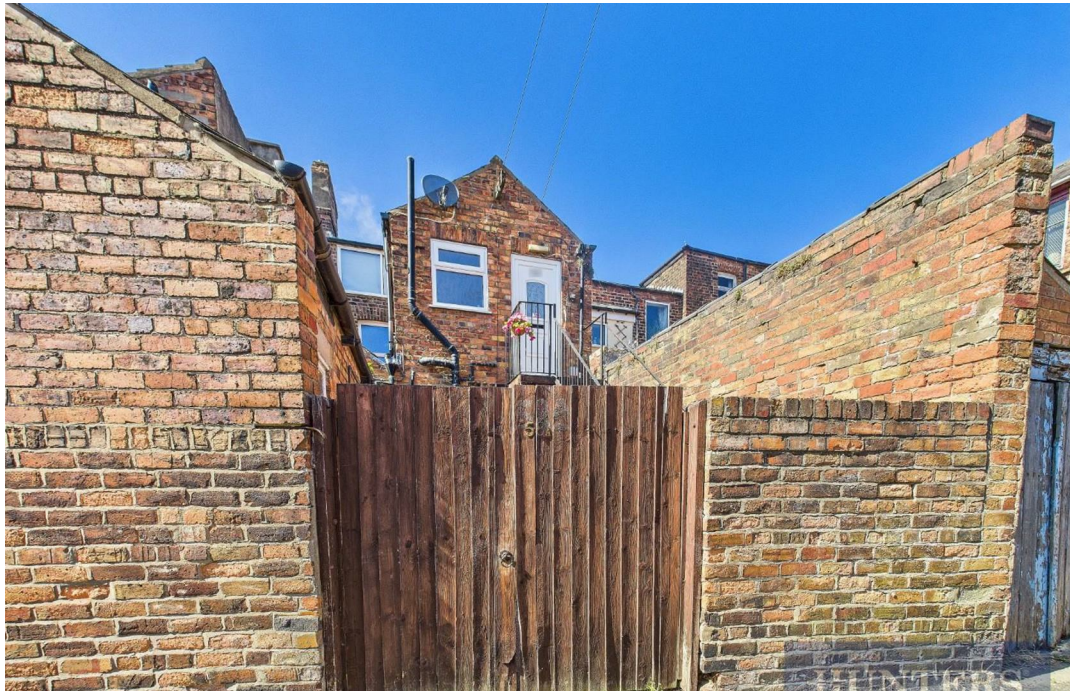
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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