



colin ellis

Victoria Road, Scarborough, YO11 1SF

An excellent opportunity to acquire a mixed-use property situated on Victoria Road in Scarborough, comprising a ground-floor commercial shop unit with a two-bedroom maisonette above. The ground floor offers a versatile retail/commercial space, providing potential for a variety of business uses, subject to any necessary planning consents. The first-floor maisonette provides well-proportioned two-bedroom accommodation and would benefit from a programme of refurbishment and modernisation throughout. Located on Victoria Road, the property benefits from its position within Scarborough, with access to local shops, amenities, transport links and the wider town centre.

Colin Ellis are now in receipt of an offer for the sum of £100,000 for 62 Victoria Road.

Anyone wishing to place an offer on the property should contact Colin Ellis, 49 Aberdeen Walk Scarborough – 01723 363565 before exchange of contracts.

Asking Price £115,000



SHOP UNIT

4.68 x 5.75 (15'4" x 18'10")

ROOM

2.84 x 3.83 (9'3" x 12'6")

SUN ROOM

1.82 x 3.23 (5'11" x 10'7")

ROOM

2.53 x 5.16 (8'3" x 16'11")

UTILITY

2.40 x 2.32 (7'10" x 7'7")

LIVING ROOM

4.72 x 5.39 (15'5" x 17'8")

KITCHEN

2.82 x 4.00 (9'3" x 13'1")

WC

0.73 x 1.23 (2'4" x 4'0")

BEDROOM

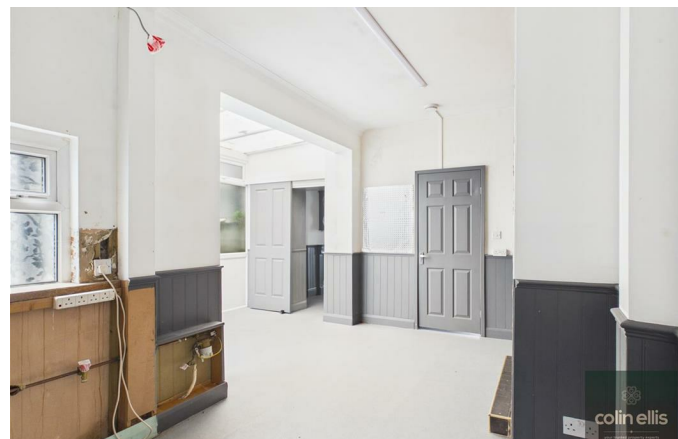
4.75 x 5.44 (15'7" x 17'10")

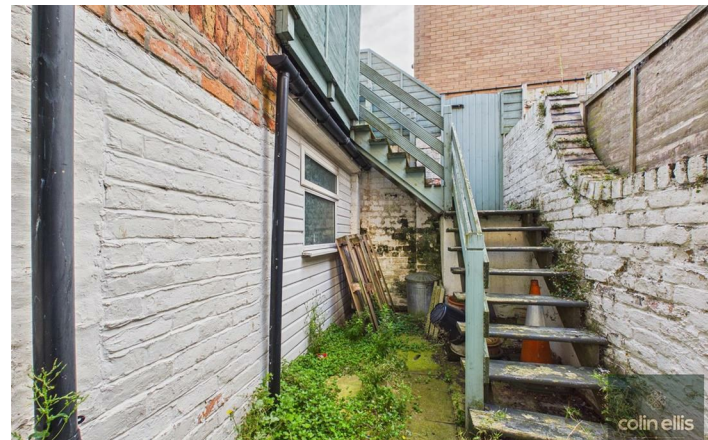
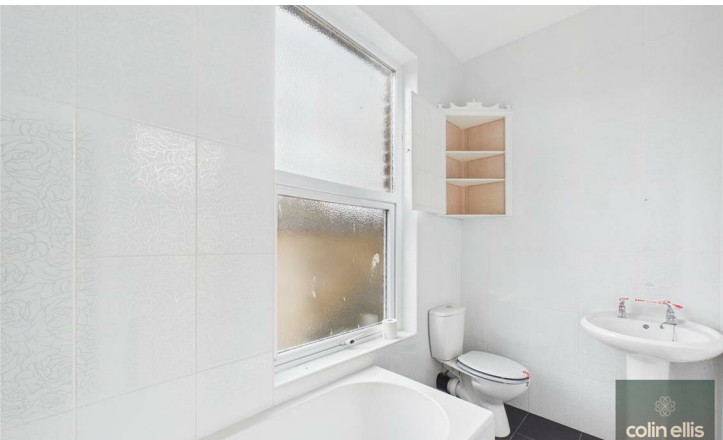
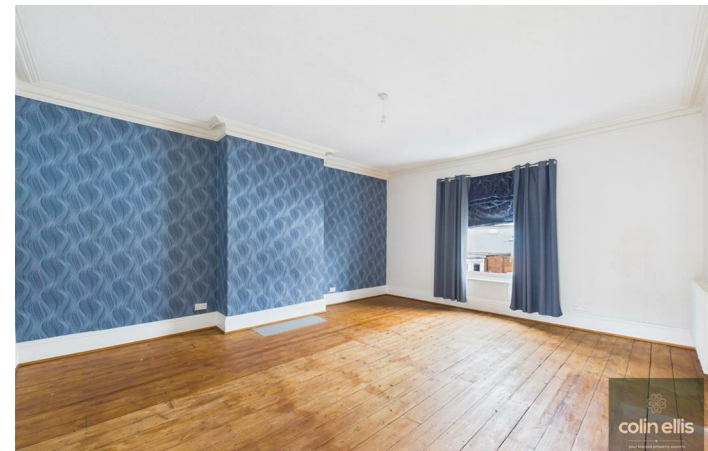
BATHROOM

2.82 x 1.43 (9'3" x 4'8")

LOFT ROOM

3.18 x 5.12 (10'5" x 16'9")







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		62	76
England & Wales		EU Directive 2002/91/EC	