



Sussex Street, , Scarborough, YO11 1BJ

- Multi-purpose ground-floor business space
- Strong residential potential
- Commercial Premises
- Eight self-contained flats above
- Flexible mixed-use layout
- Ideal investment or business opportunity

£450,000



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DESCRIPTION

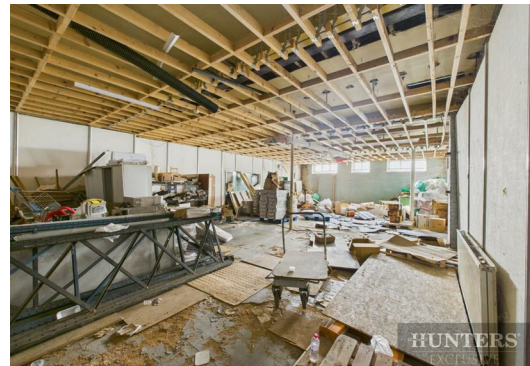
This substantial mixed-use property offers outstanding flexibility, featuring a large ground-floor space ideal for a wide range of business uses, with residential potential across the upper floors. It is perfectly suited for investors, developers, or business owners looking to combine commercial operations with on-site accommodation or future rental income.

The ground floor provides extensive space suitable for workshops, storage, retail, studio use, or a combination of commercial activities. Multiple access points and a practical layout make it adaptable for various business models.

Above, the property includes eight self-contained flats offering clear residential potential. These could be refurbished for long-term lets, short-term accommodation, staff housing, or redeveloped to enhance income and appeal (subject to any required consents).

A new roof has also been fitted recently, adding long-term value and reducing immediate maintenance requirements.

With its scale, versatility, and strong mixed-use profile, this building presents an excellent opportunity for those seeking a multi-purpose business premises with desirable residential scope above.







Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? 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.