



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

62 Victoria Road, Scarborough
£100,000



62 Victoria Road

Scarborough

- COMMERCIAL PREMESIS WITH 3 BED MAISONETTE ABOVE
- IDEAL INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- CENTRALLY LOCATED
- AMPLE STORAGE & REAR YARD

Auction: This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





CPH are delighted to present a unique investment opportunity, this centrally located property features a commercial premises below with a charming 3-bed maisonette above. This property boasts no onward chain, offering a smooth acquisition process.

The commercial space provides ample storage and sets the stage for a thriving business, while the three-bedroom maisonette above exudes charm and character. The layout seamlessly combines workspace and living quarters, creating a versatile environment for any business owners looking to either reside on-site or generate a further income by renting out the above maisonette.

With an emphasis on functionality and convenience, this property caters to those seeking a smart investment in a prime location. The rear yard adds a touch of practicality, perfect for outdoor breaks or additional storage needs.

Centrally located and with a promising potential for dual usage, this property is a rare find in the market. Do not miss out on the opportunity to explore this exciting property in person. Schedule a viewing today and unlock the possibilities that await.

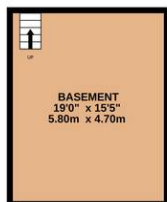
To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.

Council Tax band: B

Tenure: Freehold



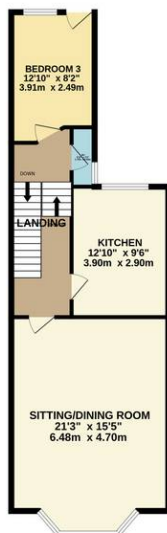
BASEMENT
293 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
779 sq.ft. (72.1 sq.m.) approx.



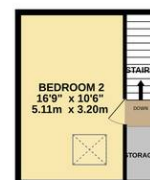
1ST FLOOR
948 sq.ft. (87.5 sq.m.) approx.



2ND FLOOR
481 sq.ft. (45.0 sq.m.) approx.



3RD FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 2435 sq.ft. (226.2 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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Location

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year. The property lies on the eastern side of Victoria Road which is a popular secondary locality. The property occupies a prominent end of terrace position and benefits from car parking facilities closely. Victoria Road itself forms a mixed residential and commercial locality and provides a continuation of Castle Road forming one of the key thoroughfares.

Business Rates/Council Tax

The ground floor has been assessed for Business Rates as follows: RV - £5,450 100% Small Business Rates Relief may be available. Prospective purchasers are advised to make their own enquiries with regards to Business Rates. The residential accommodation has been assessed for Council Tax as follows: Band A

EPC

We understand that the Energy Rating for the property is: Commercial Band (D). Residential Band (D). The full EPC's are available to view at our offices for interested parties.

Details Prepared

AB171025

HMRC DISCLAIMER

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.