

37-39 Falsgrave Road, Scarborough, North Yorkshire, YO12 5EA

*GUIDE PRICE: £ 310,000 - £330,000(plus fees)



Description

These highly attractive Grade II Listed buildings have, for many years, provided extensive cellular office accommodation, arranged over basement, ground, first, second and attic levels with kitchens, toilets, and a server room. The properties now have the benefit of full planning consent for conversion back to two five-bedroom dwellings which provide an attractive opportunity for developers to repurpose or to investors for holiday lettings and/or continued use as offices.

Location

Scarborough is an established commercial, tourist, and retail centre, lying approximately 40 miles east of York with a population 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.

Accommodation

The property comprises a pair of interconnected Georgian, mid-terrace, traditionally constructed properties, each benefiting from attractive three-storey bay windows to the front with various offshoots to the rear together with a walled garden to the rear. We believe the property extends to a gross internal area of approximately 371 sq m (3,995 sq ft) + basements (unable to gain access at the time of inspection).

Business Rates

According to the current Valuation Roll, the property has been assessed for business rates as follows:
 2017 RV - £19,250
 Enquiries should be made directly to the Local Authority's local taxation department on 01723 232378.
 VAT is not applicable on this property.

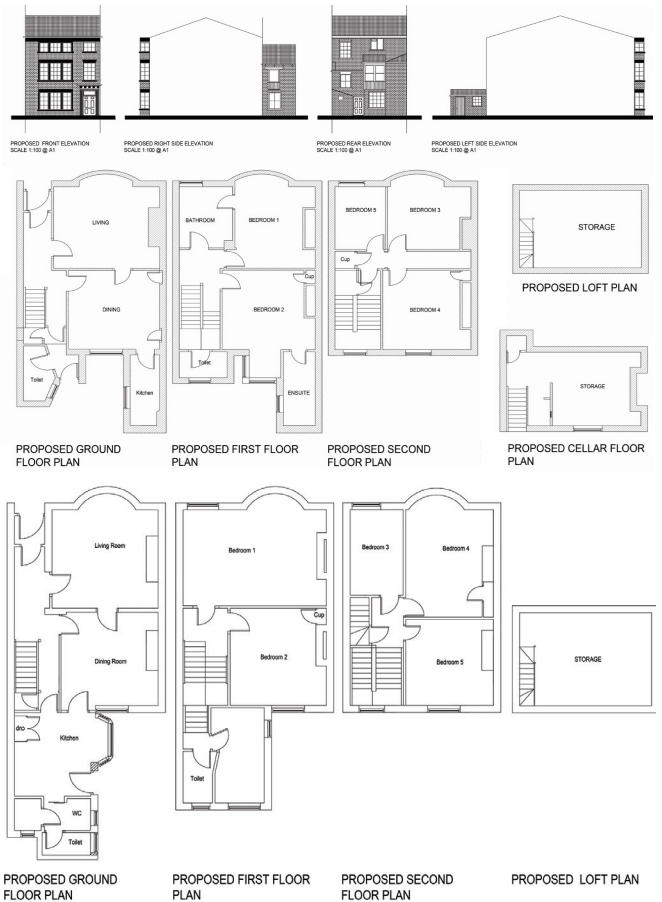
Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Viewing: Strictly by appointment with the auctioneers on 0845 400 9900

Solicitors: Bright Solicitors LLP
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Additional Fees

Additional Fees (Including VAT) Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT). Buyer's premium £480 (£400 + VAT).

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.