



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

122 and 122a Victoria Road, Scarborough  
Guide Price £180,000



- COMMERCIAL GROUND FLOOR UNIT WITH A MAISONETTE
- IDEAL INVESTMENT OPPORTUNITY WITH NO ONWARD CHAIN
- GROUND FLOOR (A1 USAGE) OF APPROX 725 SQ FEET
- THREE BEDROOM MAISONETTE OVER TWO FLOORS WITH ROOF TERRACE
- WELL LOCATED WITHIN SCARBOROUGH'S TOWN CENTRE

We are delighted to present this exceptional investment opportunity in the heart of Scarborough's vibrant town centre, offering a versatile commercial ground floor unit alongside a spacious three-bedroom maisonette.

The ground floor boasts approximately 725 square feet of adaptable A1 usage space, ideal for a variety of retail or business ventures, and benefits from prominent street frontage that ensures excellent visibility to passing trade. Above, the well-proportioned maisonette spans two floors, featuring three bedrooms, a bright and inviting bay fronted living area, a fitted kitchen, and access to a private roof terrace, utility room and separate WC, creating a comfortable and flexible living environment.



The property's layout offers the potential for both owner-occupiers and investors, with the maisonette providing accommodation for families, professionals, or tenants, while the commercial unit is perfectly suited for those seeking a business premises in a bustling location.

With no onward chain and situated within easy reach of local shops, restaurants, transport links, and popular amenities, this property combines convenience with outstanding potential. Early viewing is highly recommended to fully appreciate the scope and possibilities this unique property presents.

Council Tax band: A

Tenure: Freehold



#### HMRC

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.

#### Business Rates/Council Tax

Business Rates (Shop) - 1st April 2023 to Present is £3,600 and from the 1st April 2026 it will be £3,850 which means this business qualifies for 100% small business rates relief.

Council Tax (Flat) - Band A

#### Energy Performance Certificate

Shop - TBC Flat - Band C 69/77

#### Details Prepared

TLPF/020226





**TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Interested?

Contact our friendly team today

01723 352235 | [sales@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



**rightmove**  **Zoopla.co.uk**  **PrimeLocation.com** 

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132