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CHARTERED SURVEYORS
For over 30 years

58 Ramshill Road, Scarborough YO11 2QG

Guide Price £180,000



58 Ramshill Road, Scarborough

- Extensive freehold property with 2 bed maisonette
- Great position on Ramshill Road (A165)
- Corner position with attractive glazed frontage
- Rear access onto St Martin's Place

FOR SALE | Mixed Commercial & Residential property, located on busy arterial route (A165) into Scarborough.

CPH COMMERCIAL are delighted to bring these extensive mixed use premises to the market on behalf of the current owner who has traded successfully from them for over 37 years and have latterly been let to Dignity Funerals Ltd. The premises comprise of an end of terrace mixed use property of traditional brick construction under a pitched and slated roof. The shop premises project from the main building line which benefits from a flat roof which could provide a useful external patio area. The shop has a very attractive frontage and incorporates Dutch canopy blinds and a corner located recessed entrance. The shop provides excellent sales accommodation together with a degree of storage, WC facility and a rear entrance door for loading. The maisonette is accessed up steps from within the sales area and leads to a generously sized kitchen. A bathroom benefitting from a three piece suite is located to the rear whilst to the front of the property lies an attractive lounge with bay window. The second floor provides two double bedrooms.





Scarborough is an established commercial, tourist and retail centre, lying approximately forty miles east of York with a resident population of some 81,000 and a district population around 110,000 (sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principle resorts on the north east coast, attracting an estimated 7 million visitors a year. More precisely, No 58 lies on the east side of Ramshill Road which is a busy commercial district, serving the popular South Cliff area of Scarborough. Sainsburys Local, 2 x Costcutters, Pizza Hut Delivery are among the national representatives on Ramshill which also includes many other successful local traders. All enquiries to CPH.

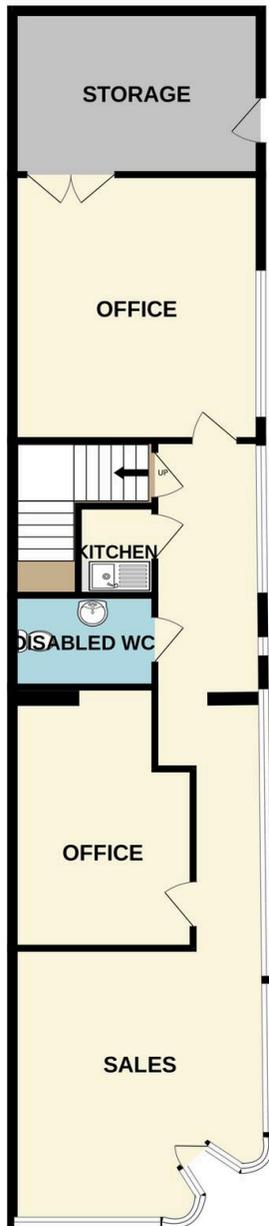
EPC: Band D (88)

Tenure: Freehold

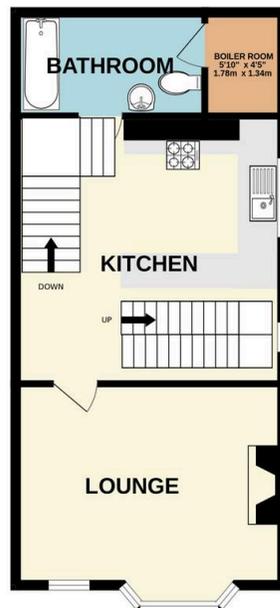
Business Rates: Rateable Value - £8,400. The property qualifies for 100% small business rates relief.



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 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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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