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CHARTERED SURVEYORS  
*For over 30 years*

75-77 Falsgrave Road, Scarborough

Guide Price £180,000



FOR SALE | Mixed Commercial & Residential Investment Opportunity - currently generating £15,800pa with scope to increase the shop rent later this year. Gross Return 8.7%. CPH COMMERCIAL welcome to the market this well maintained mixed use property which will likely be of interest to local and national investors. The commercial tenant has been in occupation since 2021 with the 5 year Internal Repairing and Insuring lease expiring in September 2026 at a rent of £8,000pa. They have indicated they would like a new lease and we are of the opinion the rent could be increased - subject to contract. The tenant upstairs has lived at the property for over 12 years and has recently signed a new tenancy agreement at £650pcm.

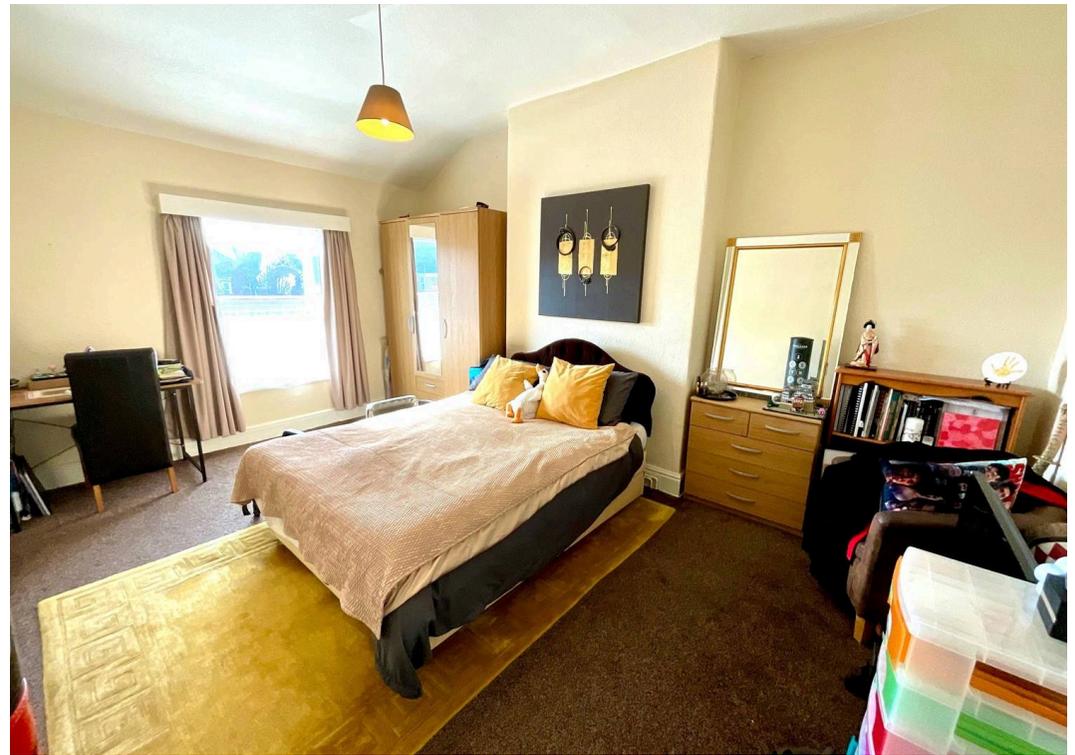
The shop (77 Falsgrave Road) provides good sales accommodation and is fitted out as a barbers with four haircutting stations together with a sunbed room to the rear, together with a kitchen and W.C. The maisonette (75 Falsgrave Road) is access through a sizeable area of garden ground leading into a very useful entrance hall. Stairs lead up the the half landing with a four piece suite bathroom and a compact laundry room. At first floor level lies a well equipped kitchen together with a very generously sized lounge with feature bay window. The second floor provides the bedroom accommodation. The maisonette has been well maintained by both the landlord and tenant and benefits from an 'Ideal Logic +' combi boiler and upvc double glazed windows. Located on very popular secondary commercial locality.

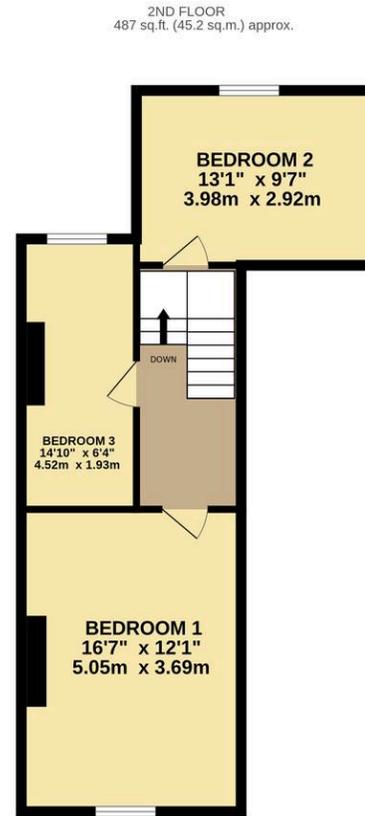
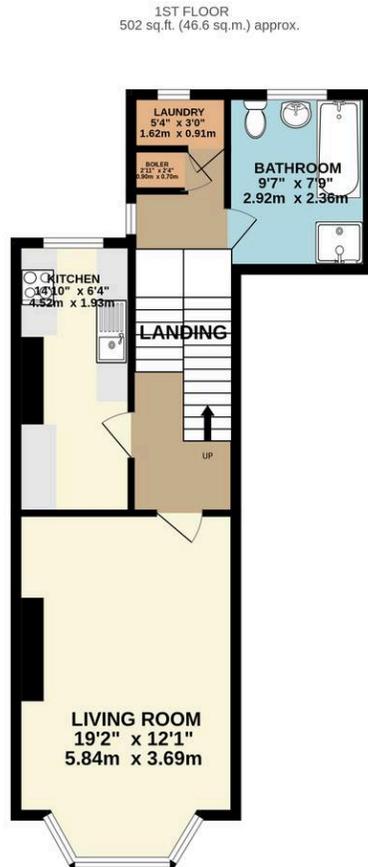
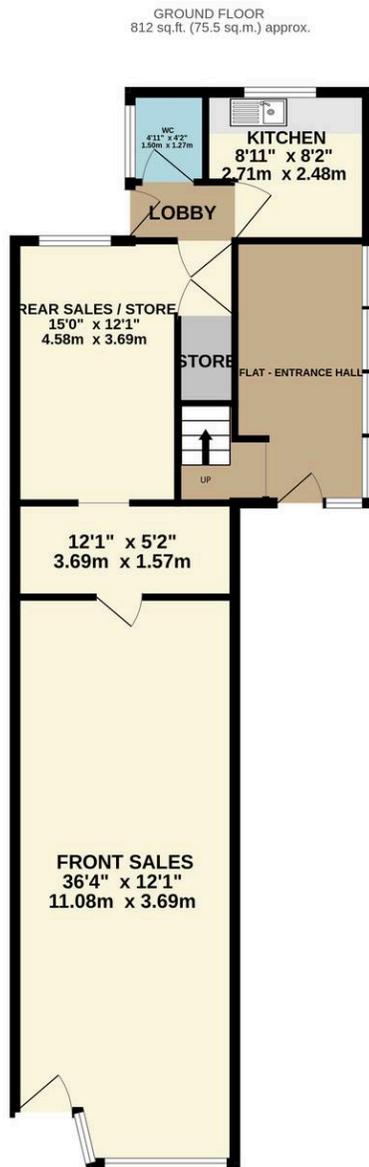
Tenure: Freehold, subject to occupational tenancies.

Local taxation: Shop (Business Rates) - Rateable Value: £5,800. The property qualifies for 100% Small Business Rates Relief. Maisonette (Council Tax) - Band B.

Energy Performance Certificate: Shop - Band D (77). Maisonette - Band D (56).







TOTAL FLOOR AREA: 1801 sq.ft. (167.3 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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