Falsgrave Road, Scarborough

YO12 5AX

Offers In The Region

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Falsgrave Road, Scarborough

DESCRIPTION

Prominent location on Falsgrave Road, one of Scarborough's busiest and most well-connected thoroughfares.

The ground floor comprises a generous commercial shop unit which is currently let, providing an immediate rental income for the new owner. The unit benefits from a private WC and kitchen/utility facilities, offering convenience for the existing tenant. Large display windows provide excellent visibility and footfall from the bustling street, making this a desirable commercial premises in a thriving trading location.

Above the shop is a well-proportioned four-bedroom apartment set out over two floors. The accommodation includes a bright and spacious lounge, a fully fitted kitchen, and a family bathroom, making it ideal for owner-occupiers, staff accommodation, or rental investment. Each bedroom offers ample space and natural light, with the overall layout providing flexibility for a family or shared living arrangement.

Falsgrave is a vibrant and well-established area of Scarborough, known for its mix of independent shops, cafés, and essential local amenities. Located just a short walk from the town centre and Scarborough's stunning coastline, it offers excellent transport links and a strong sense of community. Popular with both residents and visitors, Falsgrave blends convenience with character, making it a sought-after location for both living and business.

This rare freehold opportunity offers the benefit of an income-producing commercial unit alongside spacious residential accommodation, making it an attractive proposition for investors and owner-occupiers alike. Early viewing is highly recommended to appreciate the potential and prime location on offer.

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Ground Floor

Floor 1

Floor 2

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Approximate total area(1)

1789 ft²

166.3 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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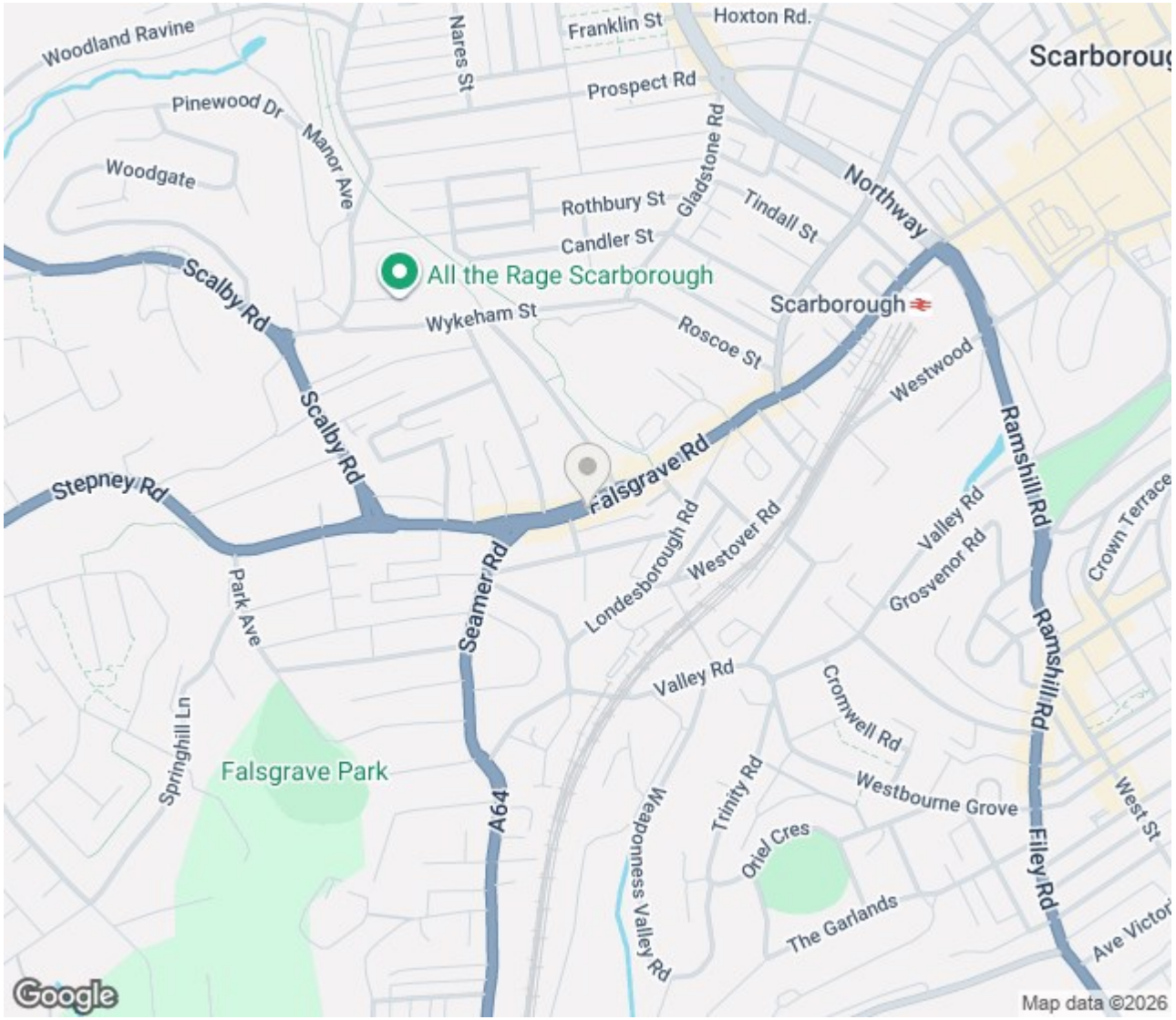
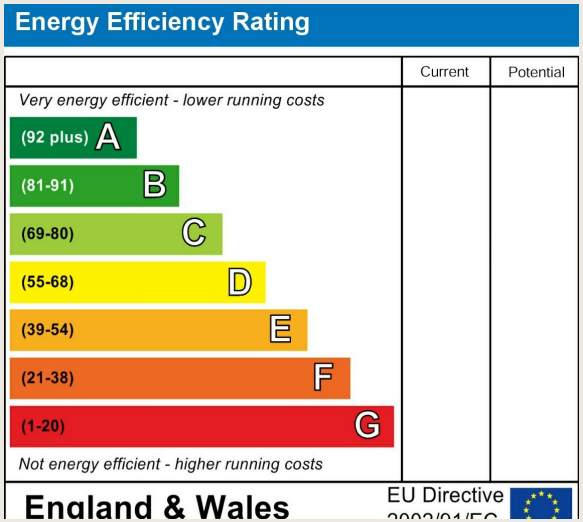


ENERGY PERFORMANCE CERTIFICATE



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