



Trafalgar Street West, , Scarborough, YO12 7AU

- Commercial unit with maisonette flat above
- Versatile Property with Multiple Uses
- Modern Bathroom
- Living Room & Fitted Kitchen
- Double Bedroom
- For sale by modern method of auction

£135,000



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DESCRIPTION

AUCTION CLOSING 6TH JULY

Hunters are pleased to offer this mixed-use property comprising a spacious ground floor shop unit and a self-contained one-bedroom maisonette above. The maisonette is arranged over two floors and includes a living room, modern fitted kitchen, utility room, WC on the first floor and a bathroom and a double bedroom on the second floor. Outside there is a low maintenance yard. Offering a range of potential uses, this property presents an excellent opportunity for investors or owner-occupiers alike.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





