



Falsgrave Road  
YO12 5EY

Guide Price Guide Price £0

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

Tel: 01723 350077  
info@ellishay.co.uk

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Ellis Hay are delighted to bring to the market this mixed use (commercial & residential) freehold investment property. The property is superbly located in what must be one of Scarborough's most prominent positions. The 2 ground floor commercial units have longstanding tenants, one as a hot food outlet and the other a gents hairdresser. There are 2 good sized maisonettes above each with

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## Property Description

### GROUND FLOOR COMMERCIAL

135 FALSGRAVE ROAD

GENTS HAIRDRESSER

SHOP UNIT

59' 0" x 59' 0" (18m x 18m) Corner door entrance and wide window display to the front.

STAFF ROOM

10' 9" x 9' 10" (3.3m x 3m) With door to rear enclosed yard

W.C

133 FALSGRAVE ROAD

TAKEAWAY

18' 8" x 11' 5" (5.7m x 3.5m) With front door and front facing window.

MIDDLE ROOM

11' 9" x 11' 5" (3.6m x 3.5m) with store cupboard

KITCHEN

12' 9" x 11' 9" (3.9m x 3.6m)

LOBBY WITH WC

STORE ROOM

9' 2" x 7' 10" (2.8m x 2.4m) Rear door with access to secure gate leading into passageway to Ackworth Street

FIRST FLOOR RESIDENTIAL

133A FALSGRAVE ROAD

Side door with stairs to own front door on First Floor.

Kitchen has a range of wall and base units, with fitted electric oven and electric hob, vinyl flooring and breakfast bar area. Stainless steel sink and matching mixer tap. Overhead strip light.

Lounge is generously sized with windows overlooking the front of the property, carpeted with overhead light.

Bathroom has vinyl flooring and offers an overhead light, toilet, wash basin, bath and shower. Bevelled window overlooks the rear of the property.

Bedroom is a good size with plenty of room for a double bed and bedroom suite. Carpeted with an overhead light.

Window overlooks the front of the property

135A FALSGRAVE ROAD

Side door with stairs to own front door on First Floor.

This apartment is laid out very nicely across two floors, Good sized hallway and landing space offers tenants more space over and above the below rooms.

Kitchen has a range of wall and base units, with fitted electric oven and electric hob, vinyl flooring and breakfast bar area. Stainless steel sink and matching mixer tap.

Bathroom has vinyl flooring and offers an overhead light, toilet, wash basin, bath and shower. Bevelled window overlooks the rear of the property.

Bedroom is a good size with plenty of room for a double bed and bedroom suite. Carpeted with an overhead light. Window overlooks the front of the property

INCOME

133 Falsgrave Road £5720 p.a

133A Falsgrave Road £5200 p.a

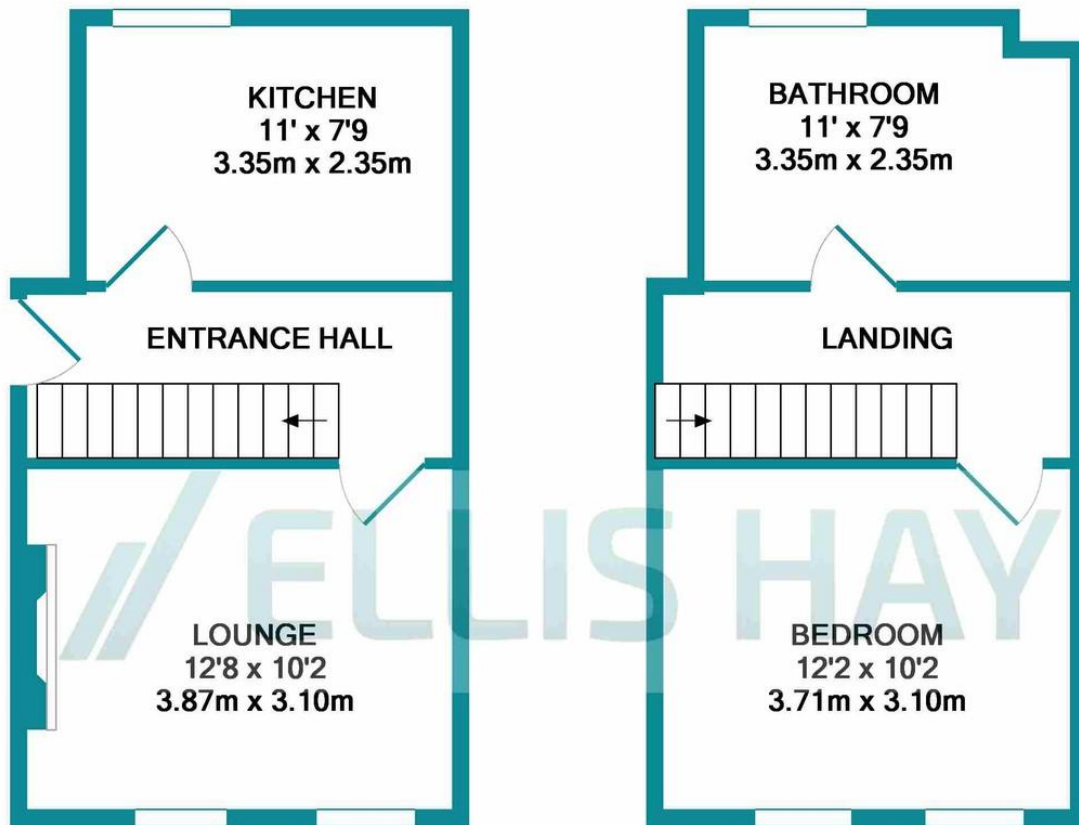
135 Falsgrave Road £4160 p.a.

135A Falsgrave Road £5200 p.a.

Total Income £20,280 p.a.

WE STRONGLY ADVISE YOUR EARLY CONSIDERATION OF  
THIS RARELY AVAILABLE INVESTMENT OPPORTUNITY





## Tenure

Freehold

## Council Tax Band

%councilTaxBand%

## Viewing Arrangements

Strictly by appointment

## Contact Details

14 Aberdeen Walk

Scarborough

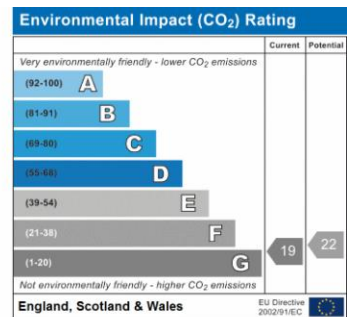
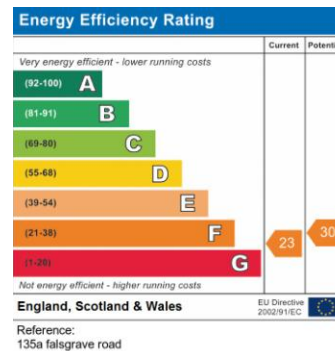
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements