



£135,000

142 VICTORIA ROAD, SCARBOROUGH, YO11 1SY

- Freehold Building
- Great Retail Space
- Two Bedroom Flat
- Well Presented Throughout

SITUATED IN A BUSY SHOPPING DESTINATION ON ONE OF THE MAIN LINKS INTO THE TOWN CENTRE IS THIS WELL-PRESENTED GROUND FLOOR SHOP UNIT WITH TWO BEDROOM MAISONETTE ABOVE. THE BUILDING IS WELL PRESENTED WITH SEPARATE ENTRANCE TO THE FLAT ABOVE, RECENTLY UPGRADED ELECTRICAL SYSTEM, RE PLASTERED GROUND FLOOR WITH PINK FIRE BOARD PLASTERBOARD.



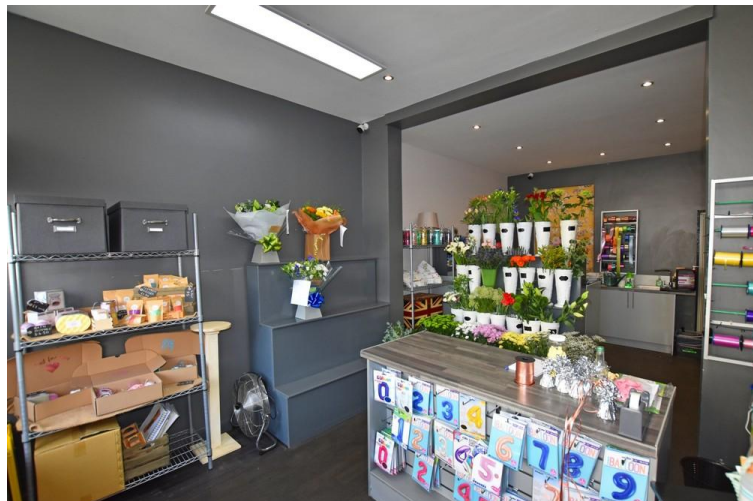
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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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Property Description

The property when briefly described comprises a glazed double fronted shop with a generous retail floor space, rear storeroom with kitchen facilities and w/c to the ground floor. A separate entrance to the front leads to the maisonette above with shower room, kitchen and living room on the first floor and two double bedrooms on the floor above. There is a fire escape from the rear of the first floor and enclosed yard to the rear of the property.



GROUND FLOOR

SALES FLOOR
28' x 11' 8" (8.53m x 3.56m)

KITCHEN STORE
13' 7" x 8' (4.14m x 2.44m)

WC

THE MAISONETTE

GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

LANDING

LOUNGE
15' 7" x 14' 8" (4.75m x 4.47m) Into bay

KITCHEN
12' x 9' 9" (3.66m x 2.97m)

SHOWER ROOM
7' 3" x 3' 3" (2.21m x 0.99m)

SECOND FLOOR

LANDING

BEDROOM
15' 7" x 12' 2" (4.75m x 3.71m)

BEDROOM
12' 2" x 9' 8" (3.71m x 2.95m)

OUTSIDE

YARD