



37-39 Falsgrave Road, Scarborough YO12 5EA
Offers In Excess Of £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



Number 37-39 Falsgrave Road has been the Headquarters for many years for the very successful local business YH Training, however they are relocating to other premises. These highly attractive Grade II Listed buildings provide extensive cellular office accommodation, arranged over basement, ground, first, second and attic levels with kitchens, toilets and a server room. The property benefits from a delightful walled garden to the rear, backing onto Sainsbury's supermarket. This is a rare opportunity to acquire the Freehold interest in a extensive office property that provides flexible accommodation for the modern business. Alternatively, the property may be suitable for alternative use, such as conversion back to residential use - subject to gaining the necessary planning consent. All enquiries to CPH COMMERCIAL.

Location:

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year.

More precisely, the property lies on the north side of Falsgrave Road which is a popular commercial & residential locality. Falsgrave Road interconnects with Westborough and is the principle route into the town (A64).

Description & Accommodation:

The property comprises of a pair of interconnected Georgian, mid terrace, traditionally constructed properties, each benefiting from attractive three storey bay windows to the front with various outshots to the rear together with a delightful walled garden.

We believe the property extends to a gross internal area of approximately 371 sq m (3,995 sq ft) + basements (unable to gain access at time of inspection).

Services:

We understand the property benefits from mains electricity, gas and water supplies. Interested parties are advised to satisfy themselves with regards to services connected.





EPC:

To be inserted once received.

Business Rates:

According to the current Valuation Roll, the property has been assessed for business rates as follows:

2017 RV - £19,250

Enquiries should be made directly to the Local Authority's local taxation department on 01723 232378.

Tenure:

Believed to be Freehold.

VAT:

VAT, if applicable, will be charged at the prevailing rate.

Viewing:

Via the sole agents:

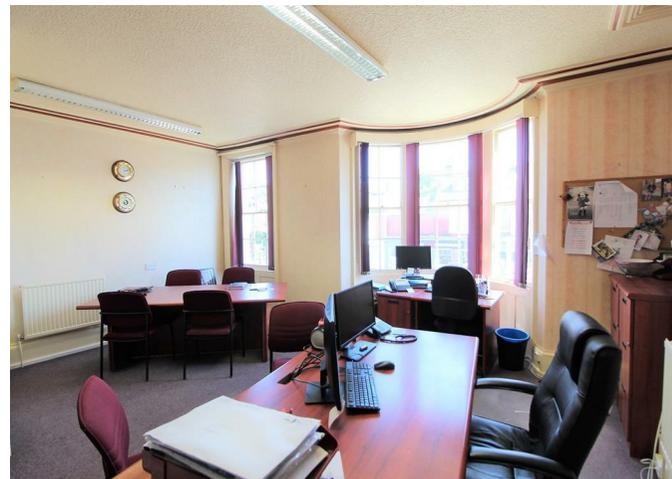
CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

Tel: 01723 352235

Email: sales@cphproperty.co.uk

Details Prepared:

010721 JW



Interested? Get in touch:

19 St. Thomas Street,
Scarborough YO11 1DY

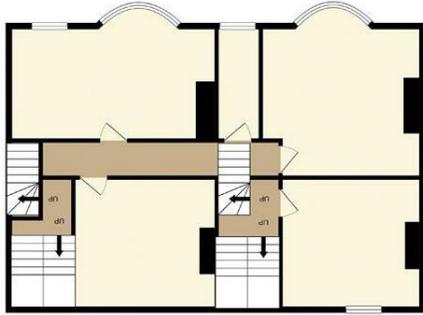
t. 01723 352235

e. sales@cphproperty.co.uk

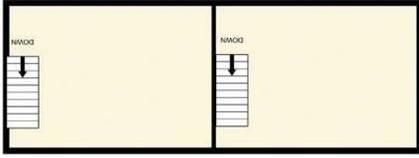
www.cphproperty.co.uk

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



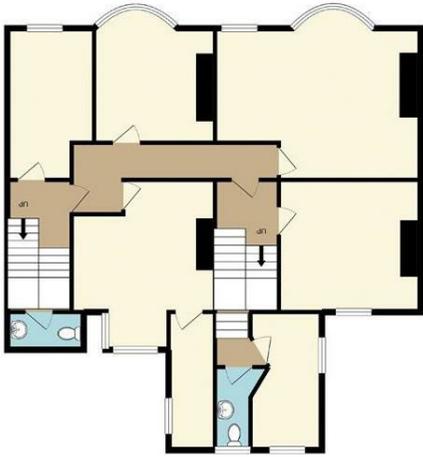
2ND FLOOR
 983 sq.ft. (91.3 sq.m.) approx.



3RD FLOOR
 518 sq.ft. (48.1 sq.m.) approx.



GROUND FLOOR
 1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
 1210 sq.ft. (112.5 sq.m.) approx.

TOTAL FLOOR AREA : 3995 sq.ft. (371.2 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
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	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
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