



29-31 Falsgrave Road, Scarborough YO12 5EA

Offers In The Region Of £350,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



FOR SALE | Pair of Grade II Listed Mixed Use Georgian Terraces.

CPH are pleased to market this pair of Georgian Terraces on behalf of our retained client. The property comprises of office suites to the front of the ground floor of both terraces with a spacious 1 bedroom apartment being located to the rear. The first floor provides a very spacious 2 bedroom apartment with a 2/3 bedroom apartment being located across the top floor.

Planning permission was granted in April 2019 to allow for the office suites to the front of the ground floor to be converted into a residential dwelling. This permission has now expired, however we feel there is scope to regain this permission or alternatively seek new planning approval to divide the building up more efficiently. There is also a lower ground floor level which houses various meters and is currently used for storage purposes.

To the rear of the building lies a gated private car park, with access directly from West Parade Road.

This is a fantastic opportunity to acquire a pair of period Georgian Terrace properties in the sought after Falsgrave district of Scarborough.

Business Rates:

Suite 1 - Rateable Value (RV) £2,750

Suite 2 - RV £2,225

Suite 3 - RV £1,900

Suite 5 - RV £2,950

Council Tax:

Flat 1 - Band A

Flat 2 - Band A

Flat 3 - Band A

Tenure: Freehold





Energy Performance Certificates (EPC):  
Flat 1 - Band C  
Flat 2 - Band D  
Flat 3 - Band D (expired at time of print)

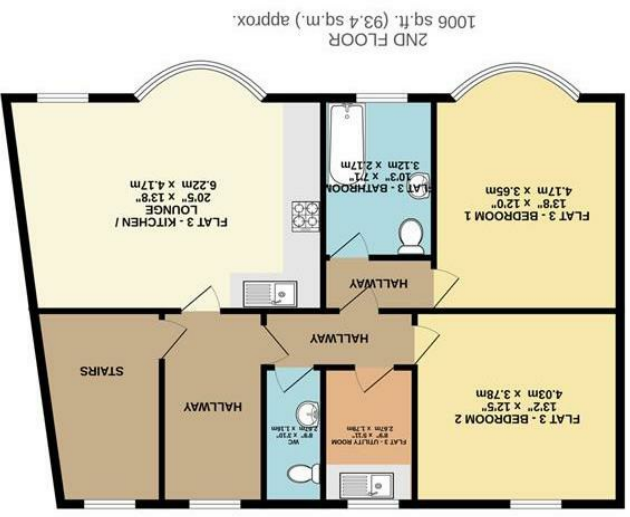
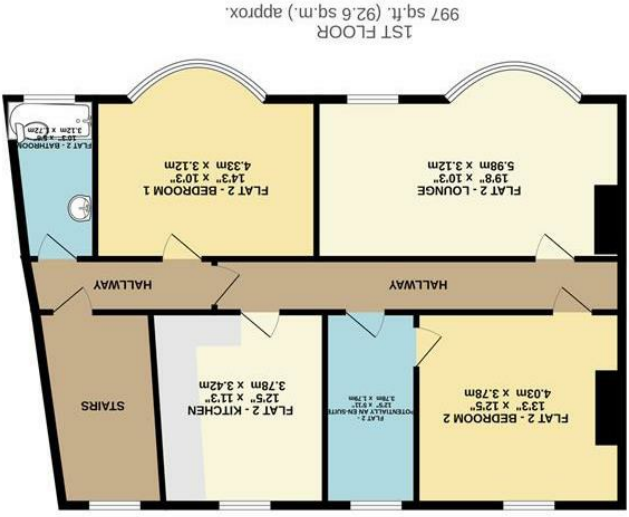
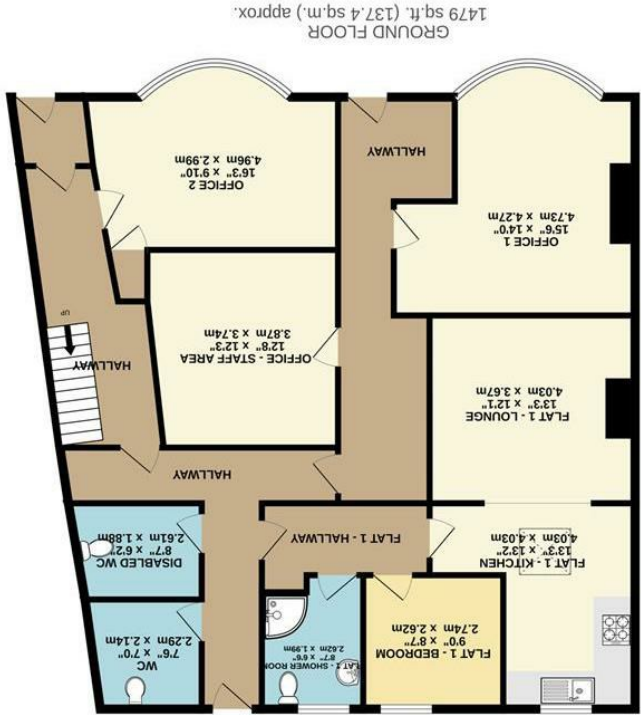


Interested? Get in touch:

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**CPH**

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



TOTAL FLOOR AREA : 3482 sq.ft. (323.5 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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