

67-69 Castle Road, Scarborough YO11 1BH

Guide Price £230,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



FOR SALE | 1,682 sq ft Retail, Office, Salon premises centrally located with great double frontage onto Castle Road. \* Current Business Not Affected \*

CPH bring to the market this RARE FREEHOLD retail / office / salon opportunity ideally positioned on the corner of Castle Road and Silver Street, in the heart of Scarborough's town centre. The property has operated as a very successful hair and beauty salon for many years, however the owner has made the decision to condense operations down and work from smaller premises.

We are of the opinion the premises would make a fantastic retail showroom/office or possibly a café/micro bar/bistro (subject to the necessary permissions). The property benefits from a generously sized front salon / showroom with vast window displays fronting Castle Road. Towards the mid section of the unit is an office together with customer toilet whilst the rear is split across two levels with the lower ground floor benefitting from a kitchen and WC together with another sizable and well appointed salon with wooden beams and its own door out on to Silver Street. A sizeable cellar lies underneath - ideal for storage purposes. The upper section benefits from 2 cellular beauty rooms and we are of the opinion the rear of the premises could be potentially be converted into a single residential dwelling - subject to gaining the required planning permission. The property does also have the benefit of gas central heating.

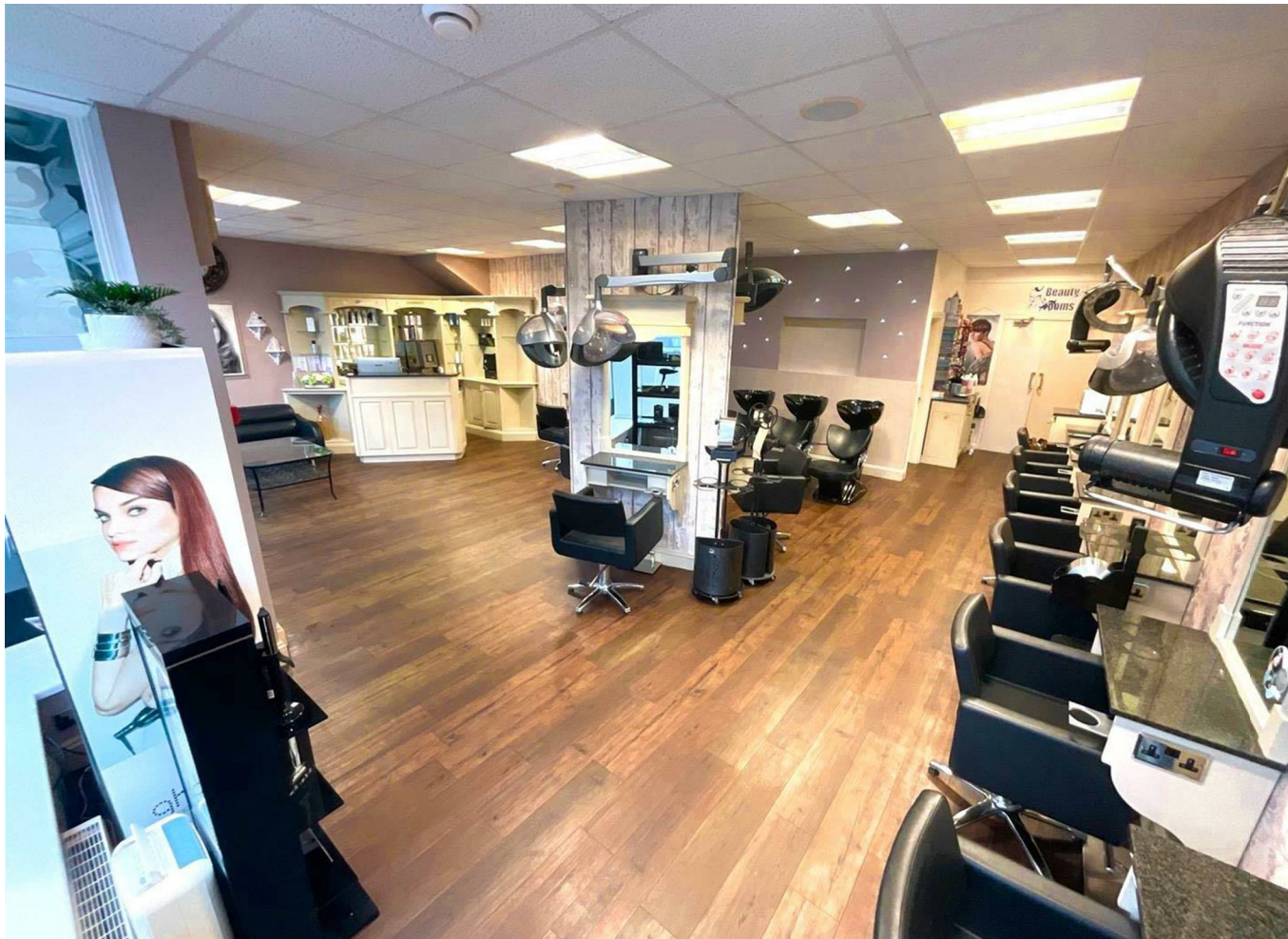
The owner may consider RENTING the unit to a competent operator at a rent to be negotiated on a new commercial lease on FRI (Full Repairing & Insuring) terms. Viewing is highly recommended. All enquiries to CPH Property Services.

Tenure: Freehold.

Rateable Value: £9,500 (Property qualifies for 100% of small business rates relief)

EPC: Band D (93)





Interested? Get in touch:

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Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

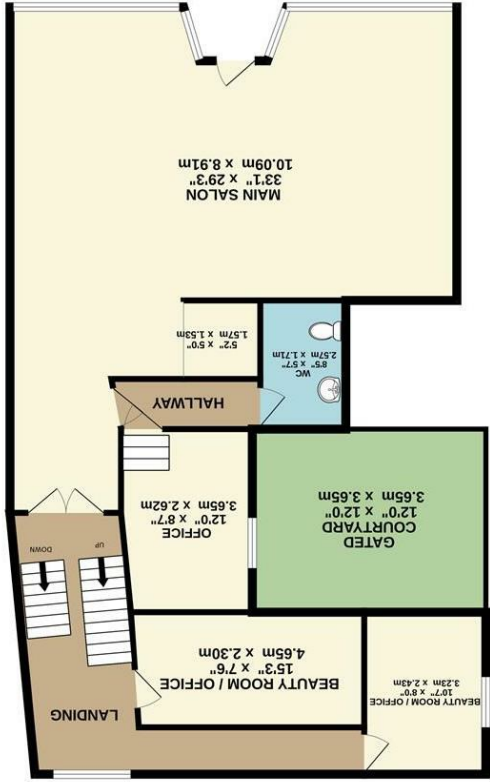
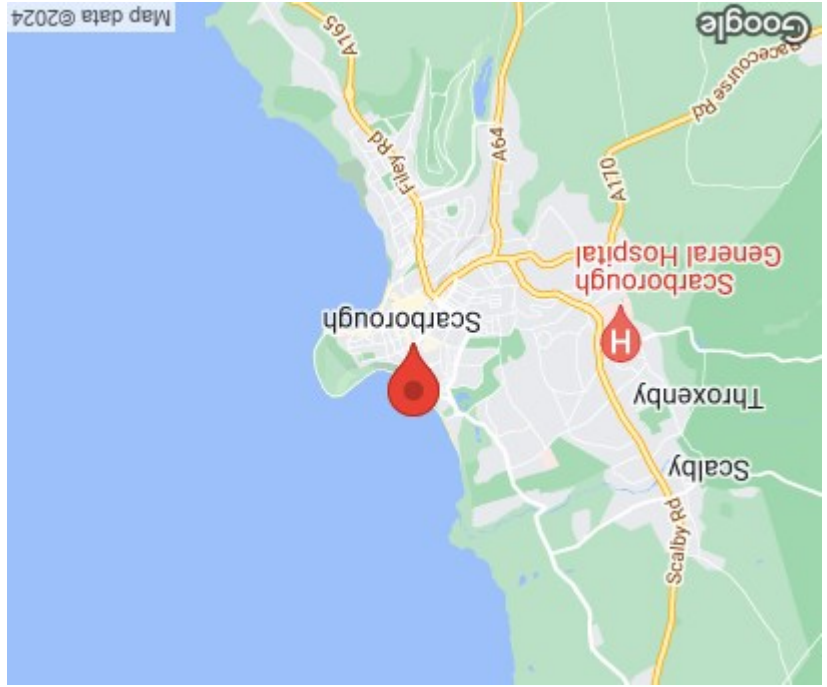
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

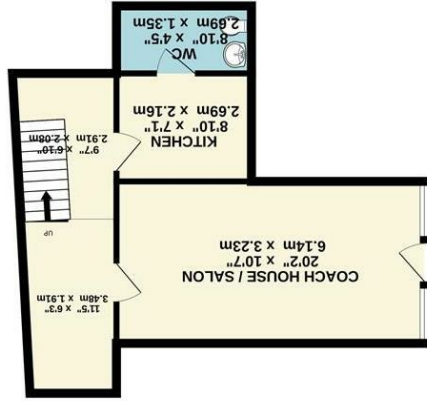


England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	Potential		
	Current		
Very environmentally friendly - lower CO <sub>2</sub> emissions		(92 plus) A	
		(81-91) B	
		(69-80) C	
		(55-68) D	
		(39-54) E	
		(21-38) F	
		(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential		
	Current		
Very energy efficient - lower running costs		(92 plus) A	
		(81-91) B	
		(69-80) C	
		(55-68) D	
		(39-54) E	
		(21-38) F	
		(1-20) G	
Not energy efficient - higher running costs			



GROUND FLOOR  
 1233 sq. ft. (114.5 sq.m.) approx.



BASEMENT  
 446 sq. ft. (41.4 sq.m.) approx.

TOTAL FLOOR AREA: 1678 sq.ft. (155.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 a guide. By any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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