



DEAN ROAD / CASTLE ROAD

A mixed residential and commercial investment property comprising a vacant ground floor retail shop unit sited on a corner with window displays to two sides. To the upper floors are two one bedroom self contained flats with a further bedsit, grossing approximately £11,140 in rent. The vacant shop should rent out at £100 per week giving a total gross income of £16,340 when fully let.

Price for freehold £175,000
(subject to the tenancies)



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**DEAN ROAD / CASTLE ROAD,
SCARBOROUGH**

An excellent investment property comprising a vacant ground floor shop on prominent corner site in the town centre (which would let for £100 per week) and three investment flats above which are let, producing £11,140 per annum. The property is therefore capable when fully let of a gross rental income of £16,340 per annum. Freehold (subject to the tenancies)

DIRECTIONS: From St Thomas Street roundabout turn left onto Castle Road, this property is on the right hand corner at the traffic lights with Dean Road.

SHOP

SHOP FLOOR (33'6" x 14'6") Front door access onto shop floor with windows facing onto Dean Road and Castle Road.

REAR STORE ROOM

OFFICE AREA

A rear entrance gives access into a stairwell which leads out onto Dean Road or stairs up to

FIRST FLOOR

LANDING Wc, wash hand basin, under stairs store.

BEDSIT (14'6" x 11') Kitchenette area, stainless steel sink and drainer, shower, wash hand basin and wc.

FIRST FLOOR FLAT

LOUNGE (15'3" max x 15') UPVC windows to two sides, kitchenette area with stainless steel sink.

BEDROOM (9'9" x 9'6" max)

SHOWER ROOM Shower stall, wash hand basin and wc.

SECOND FLOOR FLAT

LIVING AREA (15' x 13'6") UPVC window, kitchenette area with stainless steel sink.

BEDROOM (13'9" x 9'6")

SHOWER ROOM Shower stall, wash hand basin and wc.

The property also has a cellar area and an attic.

VALUE ADDED TAX Value Added Tax may be payable on the purchase price and/or rent and/or the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position. If necessary by taking appropriate advice.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS
Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.