



135-141 Victoria Road, Scarborough Offers In Excess Of £700,000

Substantial Mixed-Use Freehold - Approx. 23,500 sq.ft GIA

A rare opportunity to acquire a freehold property close to Scarborough town centre, comprising: two retail units; two residential houses and a substantial warehouse

Suitable for investors, developers, or owner-occupiers, offering a range of asset management and redevelopment opportunities (subject to the consents).



DESCRIPTION

An exceptional opportunity to acquire a substantial mixed-use property in the heart of Scarborough, extending to approximately 23,500 sq.ft GIA across multiple buildings.

The holding includes: two prominent retail units fronting Victoria Road, benefiting from strong visibility and footfall; two semi-detached residential houses, offering immediate income with scope for refurbishment; and a substantial income-producing warehouse on Mill Street, providing extensive storage, distribution, or redevelopment potential.

This rare combination of retail, residential, and industrial accommodation offers significant asset management and redevelopment angles for investors, owner-occupiers, or developers alike.

LOCATION

The properties are located on Victoria Road and Mill Street, close to Scarborough town centre. Victoria Road forms one of the main routes into the town, providing good visibility and strong passing traffic. Mill Street lies just off Victoria Road and benefits from convenient access for servicing and deliveries.

Scarborough is a well-established coastal town and the principal commercial centre on the North Yorkshire coast. The properties are within easy reach of Scarborough Railway Station, the seafront, and the A64, which provides direct road connections to Malton, York and the wider regional network.

ACCOMMODATION

135-137 Victoria Road (Retail unit) 1,263.19 sq.m (13,597 sq.ft) GIA

137a Victoria Road (Retail unit) 276.86 sq.m (2,980 sq.ft) GIA

139 Victoria Road (House) 92.17 sq.m (992 sq.ft) GIA

141 Victoria Road (House) 85.62 sq.m (922 sq.ft) GIA

The Warehouse, Mill Street (Warehouse) 481.41 sq.m (5,182 sq.ft) GIA

Total Gross Internal Area: 2,199.25 sq.m (23,673 sq.ft)

The total site extends to 0.369 acres.

SERVICES

We understand that mains services including water, electricity, gas and drainage are available to the properties. Interested parties are advised to make their own enquiries.

TENURE

The properties are offered freehold, subject to the following tenancies:

135-137 Victoria Road- vacant possession

137a Victoria Road - subject to a lease expiring 30.07.26 outside of L&T Act 1954 at £14,400 pa.

139 Victoria Road - subject to a periodic AST at a rent of £630 pcm.

141 Victoria Road - subject to a periodic AST at a rent of £630 pcm.

The Warehouse, Mill Street - subject to a lease expiring 30.03.26 outside of L&T Act 1954 at £8,100 pa.

LOCAL AUTHORITY

North Yorkshire Council.

LOCAL TAXATION

135-137 Victoria Road - £21,500 (rateable value)

137a Victoria Road - £11,500 (rateable value)

139 Victoria Road - Council Tax Band A

141 Victoria Road - Council Tax Band A

The Warehouse, Mill Street - £14,750 (rateable value)

ENERGY PERFORMANCE CERTIFICATE

135-137 Victoria Road - F 147

137a Victoria Road - C 70

139 Victoria Road - E 41

141 Victoria Road - E 43

The Warehouse, Mill Street D 87

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VAT

We understand that the property is not elected for VAT.

VIEWINGS

Strictly by appointment with the sole selling agents:

Stephensons Estate Agents (Commercial & Development)

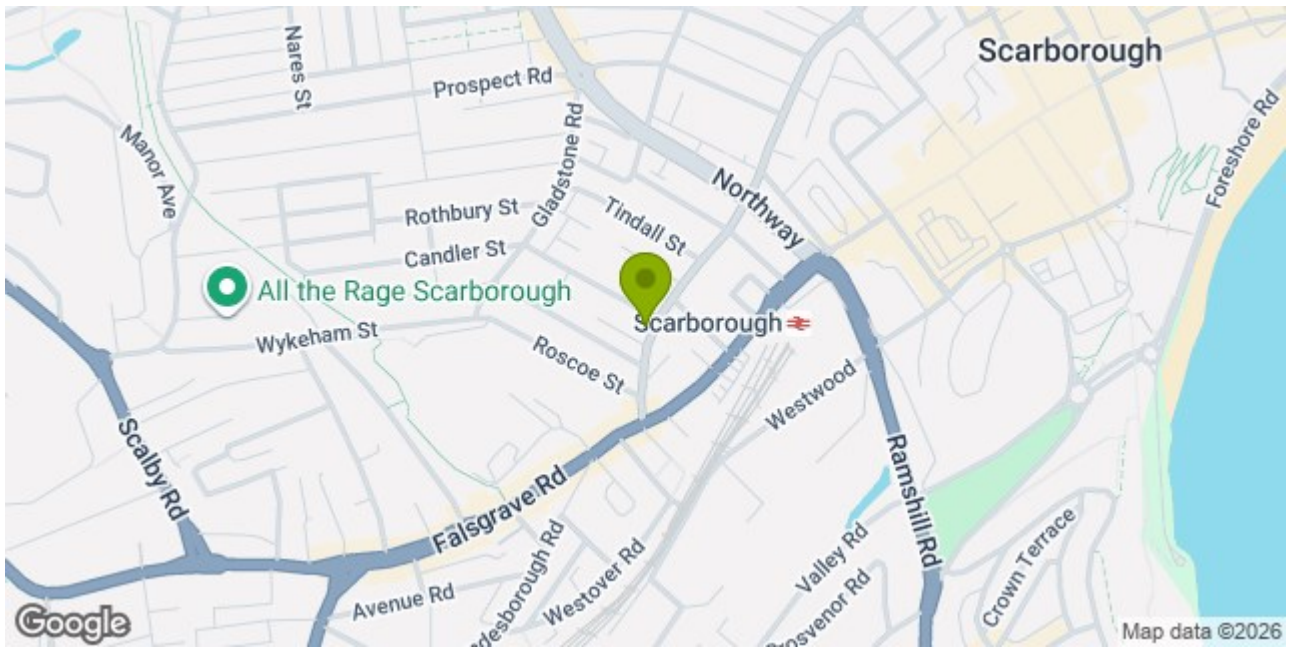
Elliot Newby MRICS

01904 233 185

elliott@stephensons4property.co.uk

AGENT'S NOTE

The vendor would consider a sale of part, to be agreed by way of negotiation.



Stephensons

York 01904 625533
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731
 Haxby 01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

N Lawrence

