

ELLIS HAY

COMMERCIAL



93 Victoria Road

Town Centre, Scarborough, YO11 1SP

£119,000

***** INVESTMENT OPPORTUNITY *****

A commercial property with separate upstairs maisonette. Currently let as a café on the ground floor which includes a basement and rear yard. The upstairs maisonette is let to a long-term tenant with selective licence in place. Well maintained and presented throughout. EPC (Café) B; EPC (Flat) D.



DESCRIPTION

This property is located on one of Scarborough's busiest retail streets. Briefly comprising a shop unit at ground level with a 2 bedroomed maisonette above. It is a well maintained property with tenants for both units already in place with a gross income of £10560

GROUND FLOOR

Currently let as a café with basement and yard with customer toilets and small storage buildings. Current lease £385pcm. EPC B. Rateable Value £4200

MAISONETTE

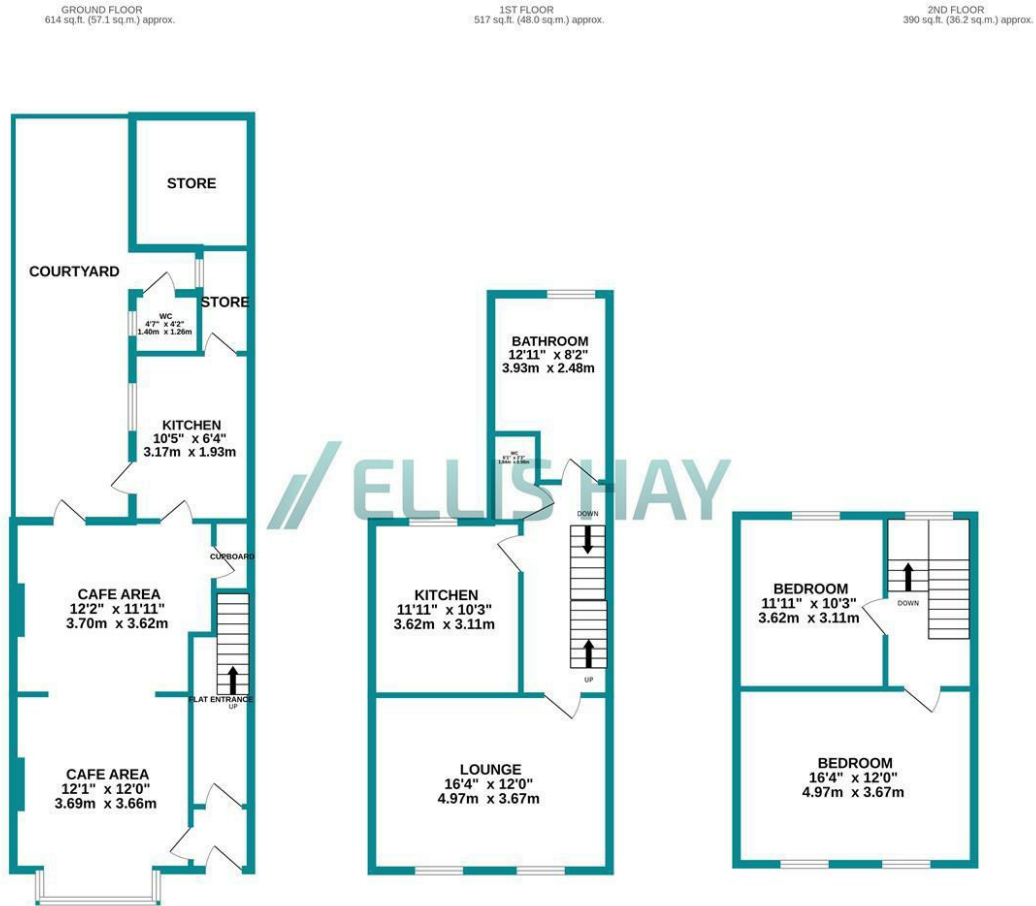
A two bedroom maisonette with gas central heating, UPVC double glazing and briefly comprising a lounge, kitchen, W/C, 2 bedrooms and a bathroom. All licences and certificates in place. Currently let at £495pcm. EPC D. Council Tax Band A.

Tenure

This is a Freehold property.

**Please note this property is owned by 2 of the partners of Ellis Hay. **

Area Map



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

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