

96-102 Lower William Street, Scarborough YO12 7SN Offers In Excess Of £260,000 **CPH** ESTATE AGENTS AND CHARTERED SURVEYORS





CPH are delighted to bring the the market this HIGH YIELDING mixed use investment opportunity.

The block fronting Lower William Street comprises of 2 commercial units, one selling second hand items and the other restoring and selling furniture. Above the shops are 3 separate flats (1 x 2 bed and 2 x 1 beds) all with separate entrances from Lower William Street.

The gross income is currently as follows:

Garage at Lower William Street Commercial Tenant. £350pcm EPC - Band F

No 96 Lower William Street 2 Bedroom Flat. £500pcm EPC - Band C (Expired. Awaiting new EPC)

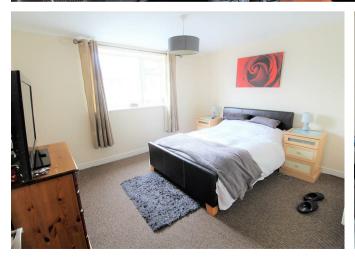
No 98 Lower William Street 1 Bedroom Flat. £475pcm EPC - Band E

No 100 Lower William Street Commercial Tenant. £560pcm EPC - Band D

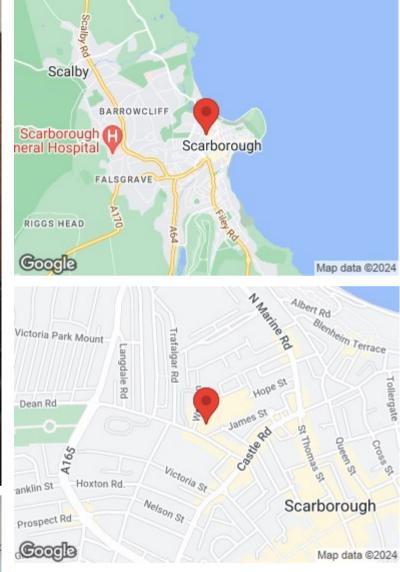
No 102 Lower William Street 1 Bedroom Flat. £483pcm EPC - Band C (Expired. Awaiting new EPC)

TOTAL GROSS INCOME - £28,416 PER ANNUM









## Interested? Get in touch:

CPH

19 St.Thomas Street, Scarborough YO11 1DY t. 01723 352235 e. sales@cphproperty.co.uk www.cphproperty.co.uk

2351 sq.ft. (218.5 sq.m.) approx. **GROUND FLOOR** 





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particulars contained. C152 in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they endulries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further

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kitchen

1

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layout of the flats at first floor level

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0011×006 8M

kitchen

moorbad

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moon shower 0011×006 9M

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