



47 Dean Road, Scarborough YO12 7SN

Offers In The Region Of £170,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



FOR SALE | Mixed use HIGH YIELDING INVESTMENT located close to Scarborough's town centre.

47 Dean Road comprises of a well regarded ground floor cafe with approximately 40 covers. The shop traded for many years as Kays but the lease was sold a couple of years ago and now trades as Lacy's Cafe. The upper floors are accessed up a enclosed steps from Lower William Street and leads to both flat's entrance doors. Flat 1 lies at first floor level and is a 1 bed flat which has been occupied (until recently) for over 10 years by the same tenant. Flat 2 lies across the second and third floors and provides spacious living accommodation with 1 bedroom but 3 sizeable attic rooms.

The gross income is as follows:

47 Dean Road

Cafe. £550pcm. Let to private individual t/a as Lacy's Cafe. 5 years remaining of 7 year lease.

EPC: Band B

Business Rates: £6,700 (100% small business rates relief)

Flat 1 - 47 Dean Road

1 Bedroom Flat. £475pcm Let on AST.

EPC: Band D

Council Tax Band: A

Flat 2 - 47 Dean Road

1 Bedroom Maisonette + 3 attic rooms. £475pcm Let on AST.

EPC: Band D

Council Tax Band: A

Advertising Boards. £150pa.

TOTAL GROSS INCOME - £18,150 PER ANNUM





Interested? Get in touch:

19 St. Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)  
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

**CPH**

CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

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



**RICS**

**naea**  
propertymark

**arla**  
propertymark

**TDS**  
Tenancy Deposit Scheme

**The Property Ombudsman**  
SALES

**The Property Ombudsman**  
LETTINGS