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Queen Street, Scarborough, YO11 1HQ

Guide Price £500,000

FREEHOLD INVESTMENT OPPORTUNITY and to be sold with tenants in place. A substantial block of 9 self contained flats situated in Scarborough town centre that offer an excellent income when fully let. This attractive property occupies a good position on the east side of Queen Street, boasting spectacular rear views of the South Bay and Scarborough Castle. When fully let, this block of 9 flats brings in a gross income of approximately £50,160 pa and has been well maintained by the current owner who is only selling due to other business commitments. This is a rare opportunity to acquire a substantial central block.



DESCRIPTION

The property comprises a mid terrace, brick constructed block of nine flats, arranged over lower ground, ground, first, second and third floors, being held under a pitched and slated roof. The flats are accessed via a communal entrance door from Queen Street with emergency lighting and smoke alarms being noted within the hallway and stairs leading both to the upper floors and lower ground floor.

RENTAL INCOME

F1) £420 pcm
F2) £475 pcm
F3) £475 pcm
F4) £440 pcm
F5) £450 pcm
F6) £375 pcm

1A) £500 pcm
1B) £525 pcm
1C) £520 pcm

TOTAL £4,180 pcm (£50,160 pa)

LOCATION

Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

Queen Street lies within the heart of Scarborough town centre and links Castle Road to Newborough and is a mixed use locality with a number of commercial operators such as Boyes Superstore, Scarborough Snooker Centre and The Lanterna Restaurant being located within the vicinity. Scarborough's famous South Bay is a 5 minute walk from the subject premises. Some of the eastern facing flats enjoy stunning views of the South Bay and Scarborough Castle.

SERVICES

The property appears to be connected to all main services. Prospective purchasers are advised to make their own enquiries with regards to services connected.

VIEWING

Strictly via sole agents, Colin Ellis Property services on 01723 363565

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Queen Street - 18380781

Council Tax Band -

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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