



## Aberdeen Walk, Scarborough, YO11 1BD

This double building unit is located in Scarborough town centre and is currently arranged as a RETAIL UNIT / OFFICE on the GROUND FLOOR with TWO RESIDENTIAL LETTING UNITS on the UPPER FLOORS, which currently generate an income of approximately £10,860 per annum when fully let. The GROUND FLOOR is CURRENTLY VACANT so may suit an owner operator or could generate a gross rental income of around £17,000 per annum when fully let.

Guide Price £150,000

 4	 2
 1	 1

## **GROUND FLOOR**

*4 x 5.6 (13'1" x 18'4")*

Double fronted unit with glazed display windows to either side opening to the front sales area.

## **REAR AREA**

*4.7 x 7.38 (15'5" x 24'2")*

Steps leading down to the rear area which includes a small store cupboard, WC and wash basin and door into the rear yard.

## **FIRST FLOOR**

Studio flat with lounge / bedroom, kitchen, shower / WC.

## **SECOND FLOOR**

Three bedroom maisonette with lounge, kitchen, bathroom / WC on the second floor. inner stairs to the third floor leading to three bedrooms.

## **TENURE**

Freehold

Assured Shorthold Tenancy (AST) are in place for the two residential units.

## **BUSINESS RATES**

The ground floor retail unit is awaiting to be reassessed but we believe that small business rates may be applicable to certain users. This should be clarified prior to legal commitment.

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GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
Made with Blueprint 2009

**Aberdeen Walk - 18561481**  
**Council Tax Band -**  
**Tenure - Freehold**

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.

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



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