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your trusted property experts

**Victoria Road,
Scarborough, YO11 1SD**

Guide Price £150,000

Freehold commercial investment block offering a ground floor retail unit along with 3 self contained flats above. A potential income of £17,860 per annum when fully let. This has the potential of a 13% yield. Sale is subject to the existing tenancies that are in place.

GROUND FLOOR

Retail unit with a new Landlord & Tenant Act in place for a 3 year term at £3,600 per annum.
Total floor area - 45 square metres

FLAT 1

Total floor area - 42 square metres

FLAT 2

Total floor area - 38 square metres

FLAT 3

Total floor area - 39 square metres

TENURE

Freehold but subject to the existing tenancies that are in place.

INCOME

Ground floor retail unit £3,600 per annum

Flat 1 £3,640 per annum

Flat 2 £5,940 per annum

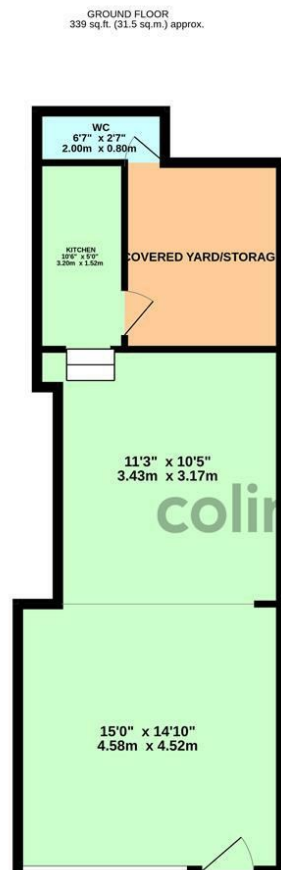
Flat 3 £4,680 per annum

Potential gross rental income of, £17,860 per annum when fully let.

VIEWING

Strictly via prior appointment with sole agents, Colin Ellis Property Services on 01723 363565

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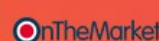
TOTAL FLOOR AREA: 339 sq.ft. (31.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Victoria Road - 18664307

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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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