



colin ellis

## Valley Road, Scarborough, YO11 2LY

1 - 3 Valley Road, Scarborough - This prominent building is situated close to the picturesque South Bay and not only offers a beautiful setting but also the potential for a good investment or redevelopment opportunity. The property is currently arranged as an investment block of 11 self contained flats that comprise a mix of 6 x 2 bedroom, 4 x 1 bedroom and 1 x 3 bedroom flat, which are all fully let and generates a current gross income of circa, £72,260 per annum.

Guide Price £890,000

18

11

11

EPC



## THE BUILDING

An impressive 4 storey building that is currently arranged as 11 self contained letting units with a mix of one and two bedrooms, they are all currently let on Assured Shorthold Tenancies (AST) and generate a gross rental income of approximately £72,260 per annum . The building stands within its own grounds with extensive gardens to the rear.

## TENURE

Freehold and to be sold as an investment with the tenants in situ.

## THE FLATS

Flat 1 2 bed  
Flat 2 2 bed  
Flat 3 2 bed  
Flat 4 2 bed  
Flat 5 2 bed  
Flat 6 1 bed  
Flat 7 1 bed  
Flat 8 1 bed  
Flat 8A 1 bed  
Flat 9 2 bed  
Flat 10 3 bed

## RENTAL INCOME

Flat 1 £6,760  
Flat 2 £6,500  
Flat 3 £7,280  
Flat 4 £8,400  
Flat 5 £6,000  
Flat 6 £5,040  
Flat 7 £6,240  
Flat 8 £5,640  
Flat 8A £6,000  
Flat 9 £6,600  
Flat 10 £7,800

TOTAL £72,260 per annum when fully let

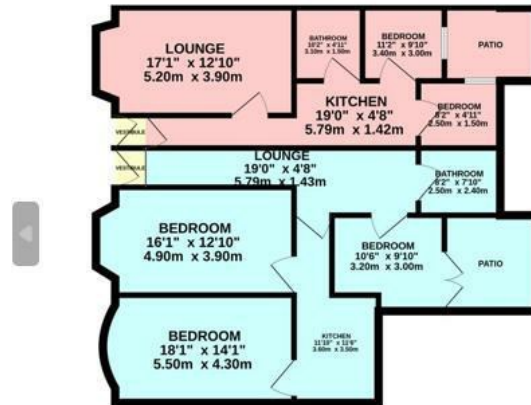
## VIEWING

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

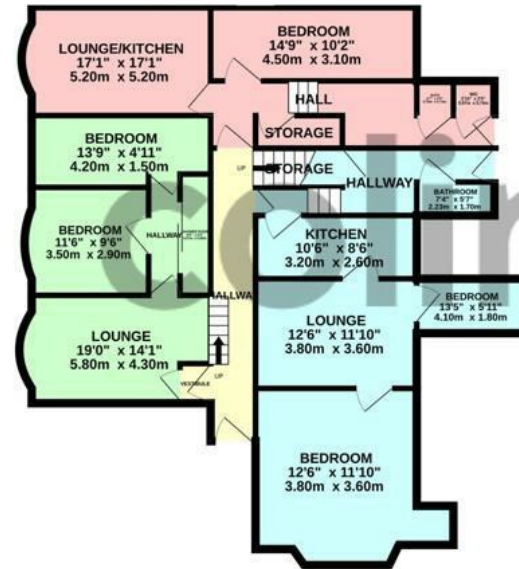
to view all our commercial listings please visit  
[www.colinellis.co.uk](http://www.colinellis.co.uk)



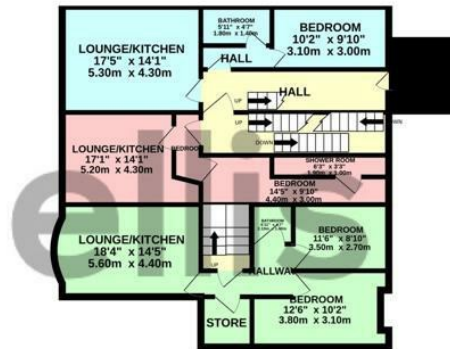
LOWER GROUND FLOOR  
1787 sq.ft. (166.0 sq.m.) approx.



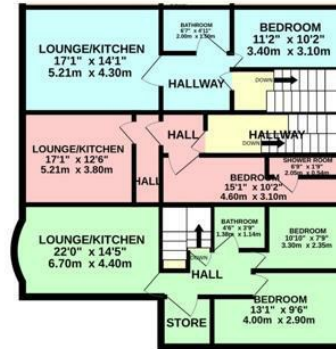
UPPER GROUND FLOOR  
2056 sq.ft. (191.0 sq.m.) approx.



FIRST FLOOR  
2174 sq.ft. (202.0 sq.m.) approx.



SECOND FLOOR  
2497 sq.ft. (232.0 sq.m.) approx.



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

**Valley Road - 18629296**  
**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.



**Tel: 01723 363565**  
**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

**RESIDENTIAL & COMMERCIAL SALES**  
**LETTINGS CHARTERED SURVEYOR**

**See all our properties online**  
**[www.colinellis.co.uk](http://www.colinellis.co.uk)**