

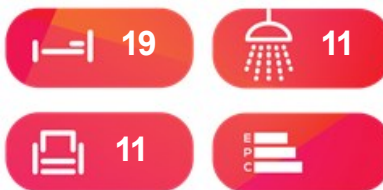


colin ellis

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



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

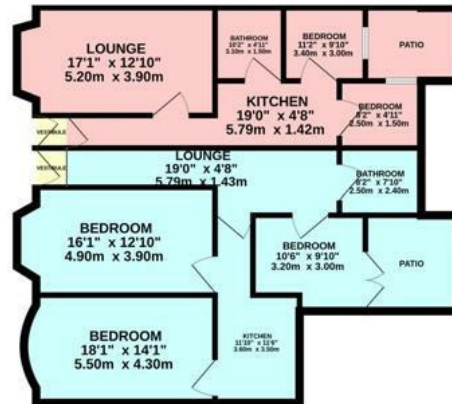
Strictly by prior appointment with sole agents Colin Ellis Property Services on 01723 363565

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NOTE

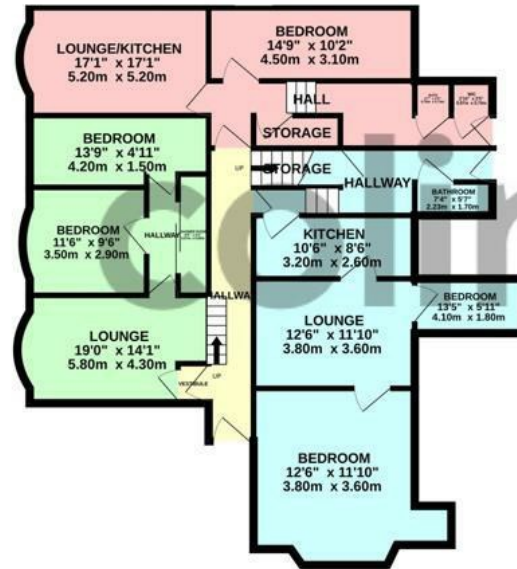
The adjoining property, 7 Valley Road, Scarborough is also available. - This property is currently arranged as a block of 4 self contained 2 bedroom flats, which are all fully let and generate a current gross income of circa, £25,172 per annum. Guide Price £400,000



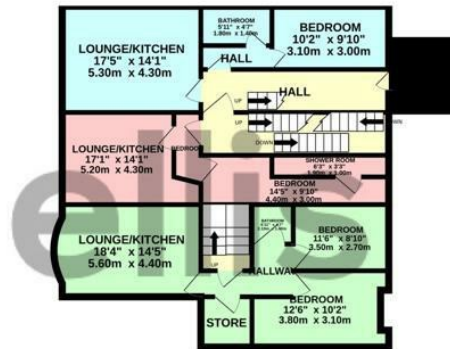


The floor plan shows a 3-bedroom house with a garage. The layout includes a central hallway with stairs leading up and down, and a rear garden. The rooms and their dimensions are as follows:

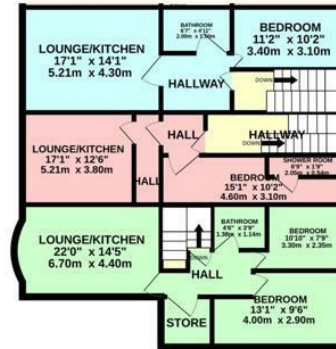
- Garage:** 4.20m x 1.50m
- Bedroom (Top Left):** 11'6" x 9'6" (3.50m x 2.90m)
- Bedroom (Top Right):** 10'6" x 8'6" (3.20m x 2.60m)
- Bedroom (Bottom Right):** 13'5" x 5'11" (4.10m x 1.80m)
- Bedroom (Bottom Left):** 12'6" x 11'10" (3.80m x 3.60m)
- Lounge:** 19'0" x 14'1" (5.80m x 4.30m)
- Kitchen:** 10'6" x 8'6" (3.20m x 2.60m)
- Bathroom:** 7'4" x 5'7" (2.23m x 1.70m)
- Hallway:** Central hallway with stairs (UP/DOWN) and access to the rear garden.
- Storage:** Located near the top of the hallway.
- Rear Garden:** Accessible from the back of the house.



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) A		
(81-91) 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

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.



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