



colin ellis

Valley Road, Scarborough, YO11 2LY

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 / development opportunity. The 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 BUILDING

An impressive 4 storey building that is currently arranged as 4 self contained letting units, all with two bedrooms. They are all currently let on Assured Shorthold Tenancies (AST) and generate a gross rental income of £25,172 per annum.

TENURE

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

THE FLATS

Flat 11 2 beds
Flat 12 2 beds
Flat 14 2 beds
Flat 15 2 beds

VIEWING

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

RENTAL INCOME

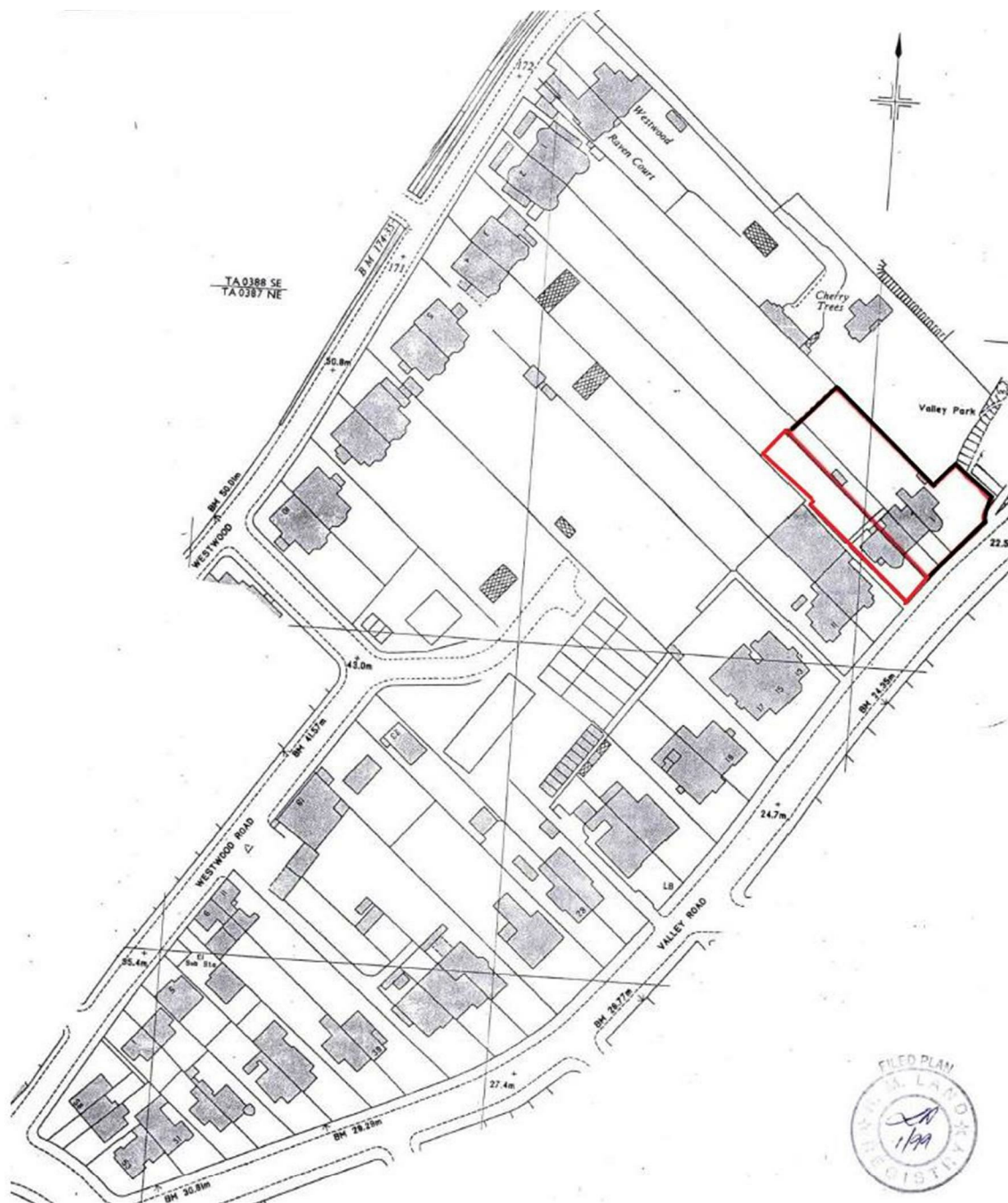
Flat 11 £6,500
Flat 12 £6,240
Flat 14 £6,720
Flat 15 £5,712

TOTAL £25,172 per annum when fully let

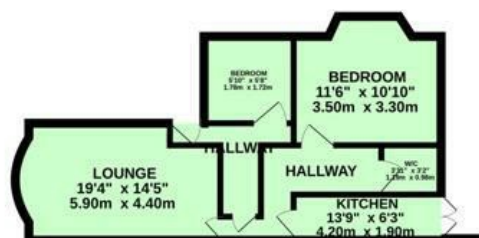
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NOTE

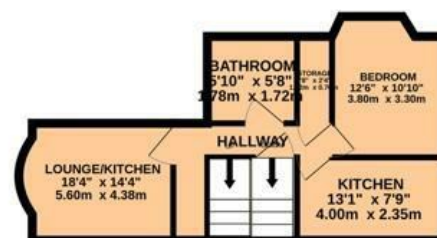
The adjoining property 1 - 3 Valley Road is also available- This property is currently arranged as an investment block of 11 self contained flats that comprise a mix of 6 x 2 bedroom, 4 x 1 bedroom and 1 x 3 bedroom flat, which are all fully let and generates a current gross income of circa, £72,260 per annum and is suitable for redevelopment. Guide Price £890,000



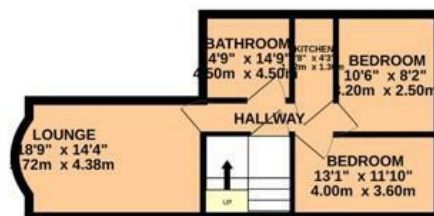
LOWER GROUND FLOOR
1787 sq.ft. (166.0 sq.m.) approx.



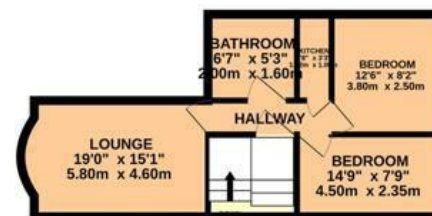
UPPER GROUND FLOOR
2056 sq.ft. (191.0 sq.m.) approx.



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



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



Valley Road - 18641816
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) 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



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