



colin ellis

Albemarle Crescent, Scarborough, YO11 1XX

FREEHOLD investment block of eight self-contained flats presents a remarkable opportunity for a keen investor. The building is aimed at tenants aged 55 and over and is a mix of six, two bedroom flats and two one bedroom units that have the benefit of a lift to the main floors.

The town centre location means that all essential amenities, including shops, restaurants, and public transport, are just a stone's throw away, enhancing the appeal for potential tenants.

With a low turnover of tenants, this investment block promises stability and a reliable income stream, making it an attractive proposition for investors looking to expand their portfolio. The combination of a prime location, a well-maintained building, and a dedicated tenant demographic makes this property a sound investment choice.

Guide Price £650,000

13

8

8

8

THE BUILDING

This five storey double fronted building is arranged with eight self contained flats and has the benefit of a lift to the main floors. Each flat has the benefit of UPVC double glazed windows and a modern electric heating system with a landlords supply for the communal areas.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

TENURE

Freehold. Sold with the benefit of the Assured Shorthold Tenancies in place.

RENTAL INCOME

Flat 1 - £500 pcm - 2 Bed
Flat 2 - £500 pcm - 1 Bed
Flat 3 - £525 pcm - 2 Bed
Flat 4 - £500 pcm - 1 Bed
Flat 5 - £495 pcm - 2 Bed
Flat 6 - £475 pcm - 1 Bed
Flat 7- £600 pcm - 2 Bed
Flat 8 - £600 pcm - 2 Bed

Currently generating a gross rental income of £50,340 per annum.

VIEWING

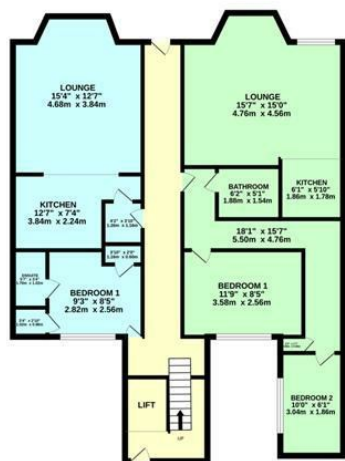
Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

To view all our current commercial listings please visit www.colinellis.co.uk

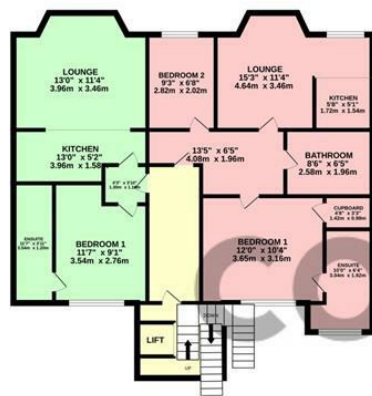




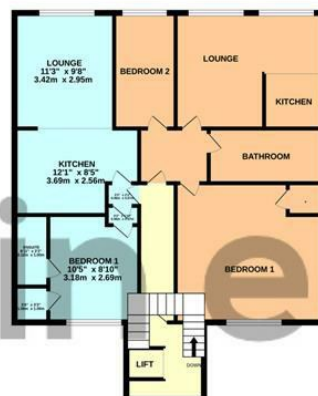
GROUND FLOOR - FLAT 2 & 1



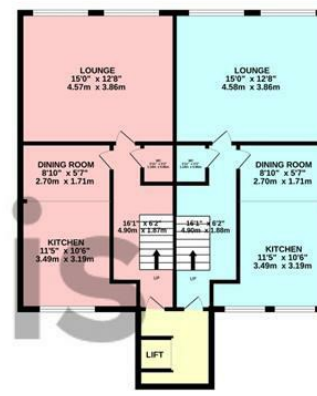
1ST FLOOR - FLAT 4 & 3



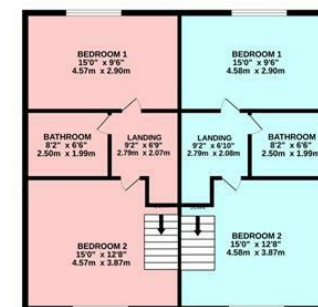
2ND FLOOR - FLAT 6 & 5



TOP FLOOR - FLAT 8 & 7



TOP FLOOR 2 - FLAT 8 & 7



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.
Made with Metropix ©2025

Albemarle Crescent - 18668010

Council Tax Band - A

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



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk