



## 70/70a North Street, Scarborough, YO11 1DE

Offers In The Region Of £130,000

- MID TERRACE PROPERTY
- NEW GAS COMBI BOILER
- IDEAL INVESTMENT
- HOT FOOD TAKEAWAY
- 5 YEAR COMMERCIAL TENANCY
- NO ONWARD CHAIN
- TWO BEDROOM MASONETTE
- TOWN CENTRE LOCATION

## 70/70a North Street, Scarborough YO11 1DE

**Andrew Cowen Estate Agents** welcome to the market this **TWO BEDROOM, MID TERRACE PROPERTY** with a **PIZZA SHOP** situated on the ground floor, and **MASIONETTE TO THE FIRST AND SECOND FLOOR** located in a **CENTRAL LOCATION IN SCARBOROUGH TOWN CENTRE**. This property would appeal to **INVESTORS**.



Council Tax Band: A





**To the ground floor is the hot food takeaway, the property was divided 1996-1998 certificate of completion of work available.**

**The maisonette comprises, to the first floor, the living room, kitchen with base units, standalone cooker, NEW GAS COMBI BOILER and room for a table and chairs. To the second floor are two double bedrooms. Extensive modernisation was carried out in 2020, new roof, chimney out and insulation.**

**The hot food takeaway currently let £400.00 per calendar month, on a 5 year commercial tenancy.**

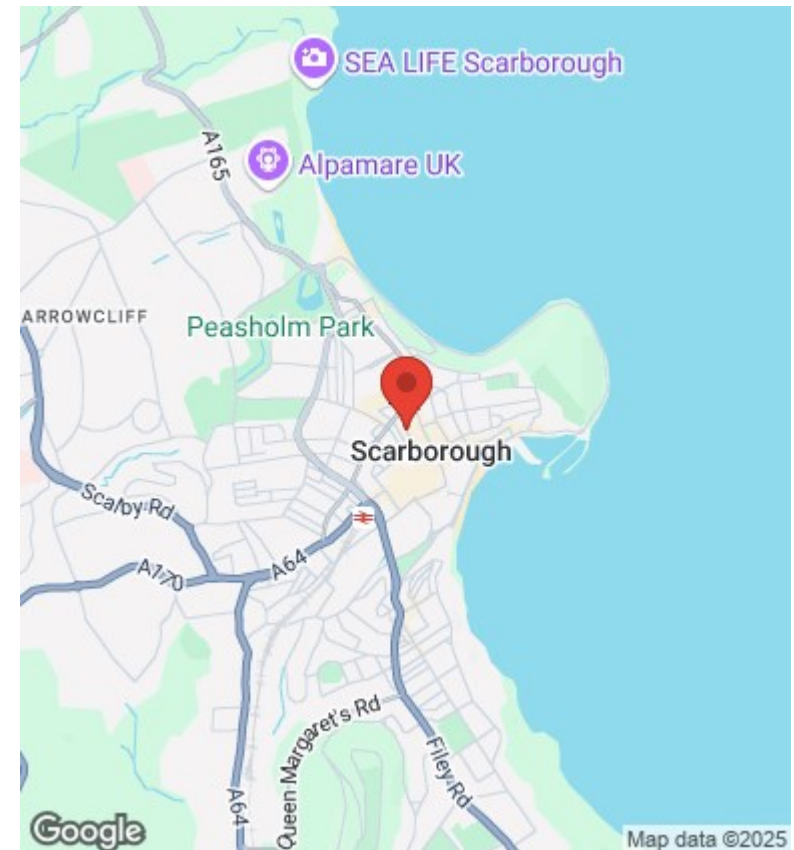
**The maisonette currently let £600.00 per calendar month, short-hold tenancy.**

**\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \***

**This property also occupies a central location, close to Scarborough Town Centre providing excellent access to a wealth of attractions and amenities including local supermarkets, Scarborough Cricket Ground and Scarborough's North Bay Beach. This property is also within walking distance to Scarborough Town Centre's main promenade where a range of retail shops are situated.**

**Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**





**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**



**SCAN ME**

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>	69	75
(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	