



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

Guide Price £125,000

- 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

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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.

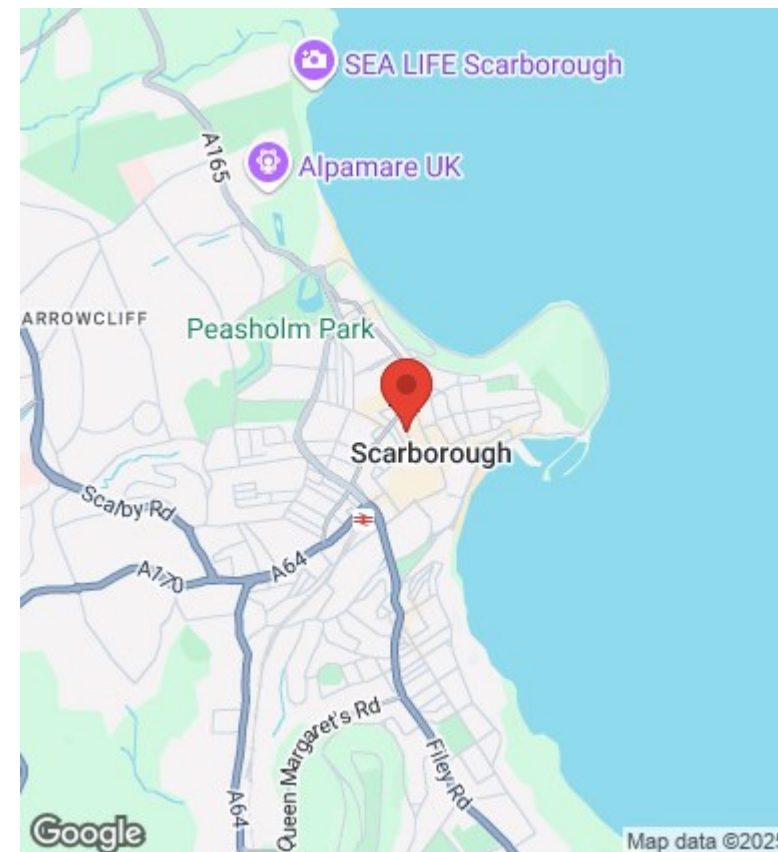
The maisonette currently let £600.00 per calendar month, short-hold tenancy.

***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) A		
(81-91) B		
(69-80) C	69	75
(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	