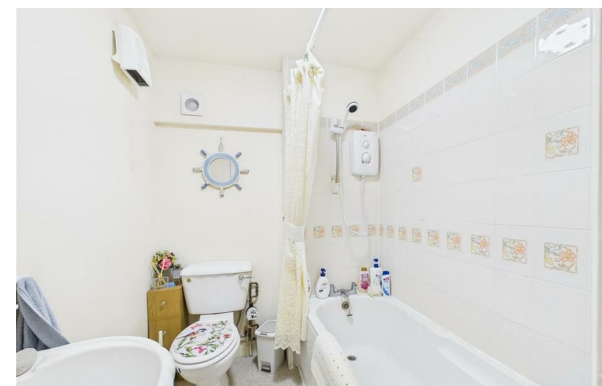




69 Eastborough, Scarborough, YO11 1NH

Guide Price £265,000

- INVESTMENT BLOCK
- FREEHOLD
- COMMERCIAL UNIT INCLUDED
- 5 APARTMENTS
- POPULAR LOCATION
- 4 TENANTED 1 VACANT
- MIX OF TWO BED AND ONE BED + A STUDIO
- SEA VIEWS
- CLOSE TO THE TOWN CENTRE



# 69 Eastborough, Scarborough YO11 1NH

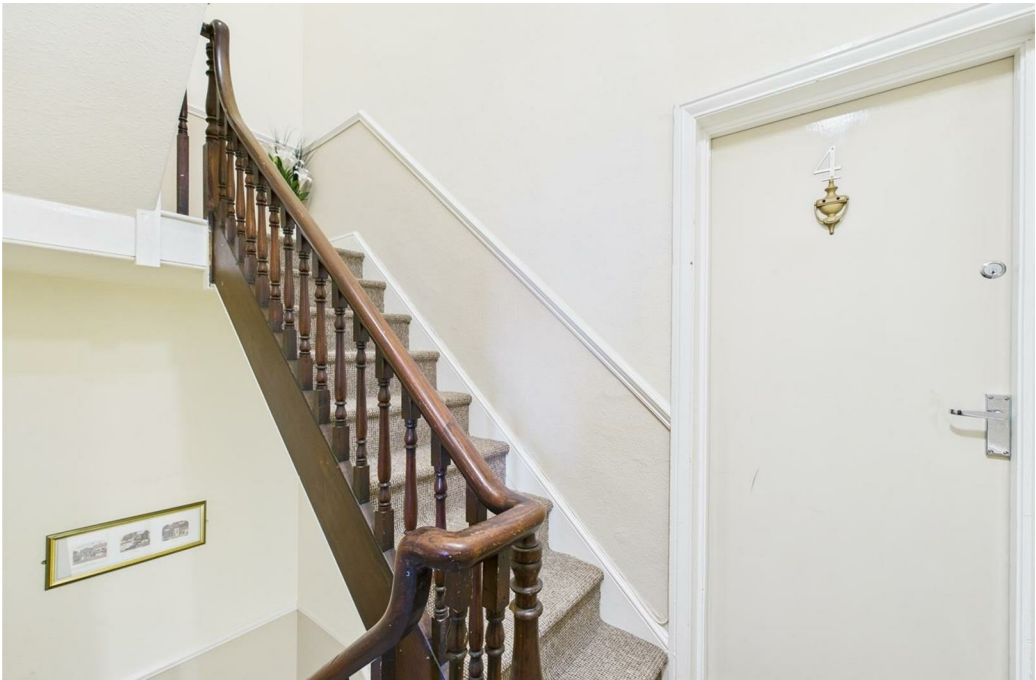
Investment Opportunity.....

**Block of 5 Self Contained Flats and a Commercial Unit on the Ground Floor in a Prime Scarborough Location.**

An Exceptional opportunity to acquire a freehold block of 5 flats including the commercial unit on the ground floor just a short walk from the beach with local amenities and shops located nearby.



Council Tax Band: A

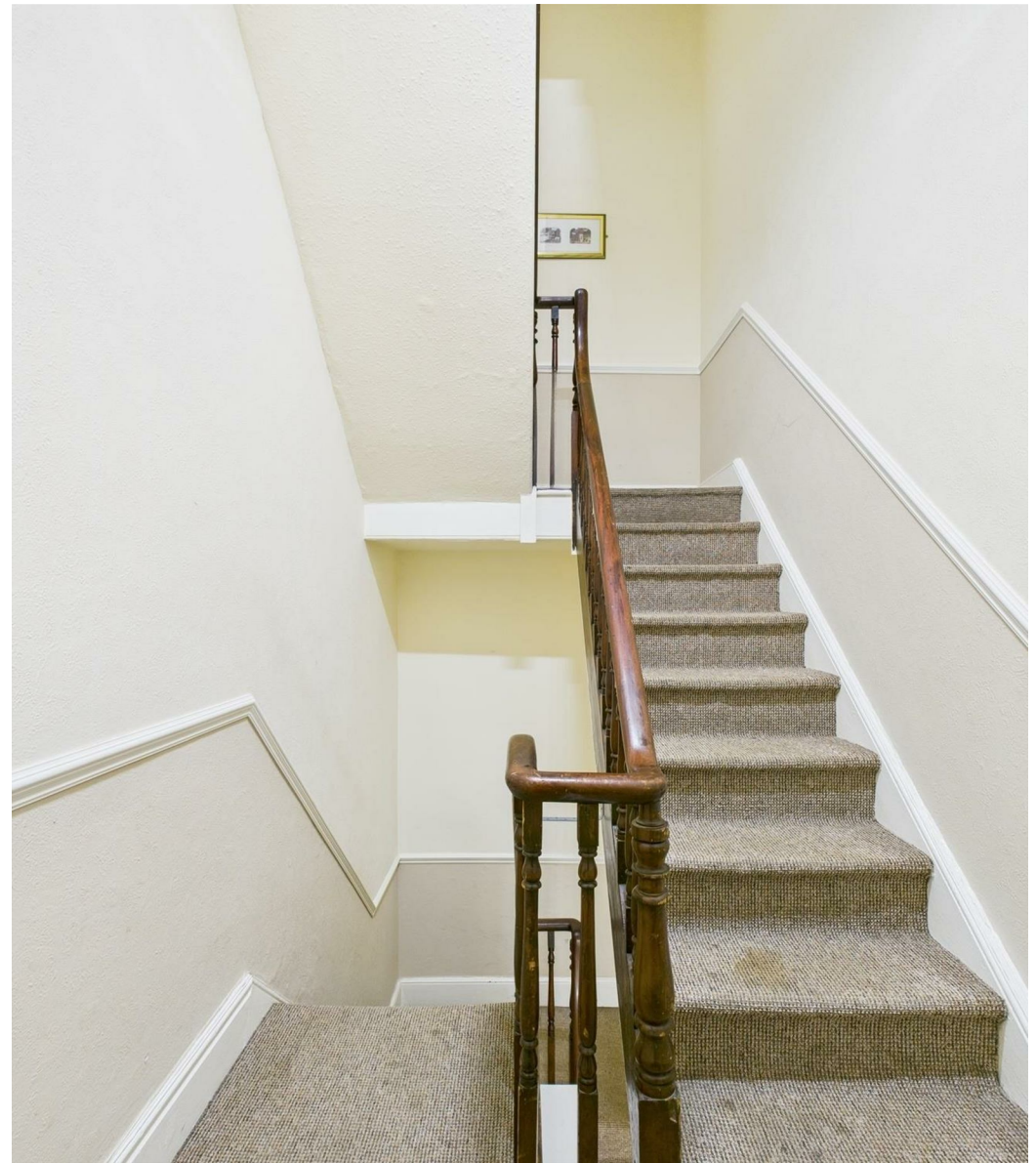




Scarborough is a thriving coastal town with a constant rental demand driven by a mix of professionals, retirees and seasonal visitors.

The blocks prime location by the beach, close to the town centre and transport links enhances its long term capital growth potential.

Whether you're looking to expand an existing portfolio or secure a hands-off income-generating asset, this well-maintained block offers flexibility, solid returns, and the reliability of Scarborough's growing rental market.



### **Property Highlights:**

5 Spacious Flats - 3 Two Bedrooms Units, a One Bedroom Unit, a Studio, along with a commercial unit to the ground floor.

5 Properties tenanted 1 vacant.

Commercial Unit - £200 per calendar month - EPC (applied for)

Flat 1 - £500 per calendar month - EPC E

Flat 2 - £500 per calendar month - EPC D

Flat 3 - £425 per calendar month - EPC C

Flat 4 - Empty - EPC D

Flat 5 - £450 per calendar month - EPC E

Average Annual Yield - £24,900

All Apartments are electric.

Council Tax Band A

Well maintained communal areas.

Each tenant is on an Assured Short Hold Agreement - rolling monthly.

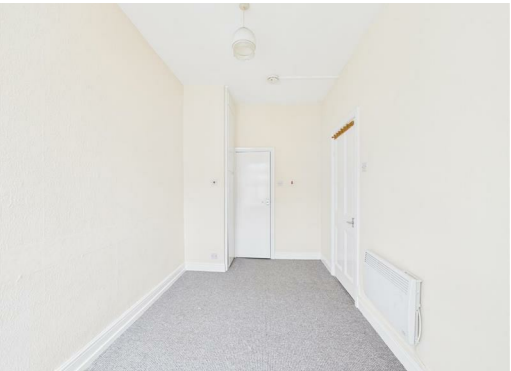
Scope for further improvement.

Separate utility meters for each unit.

The block presents a rare chance to purchase a ready-made rental portfolio









Floor 0



Floor 2



Floor 4



Floor 1



Floor 3



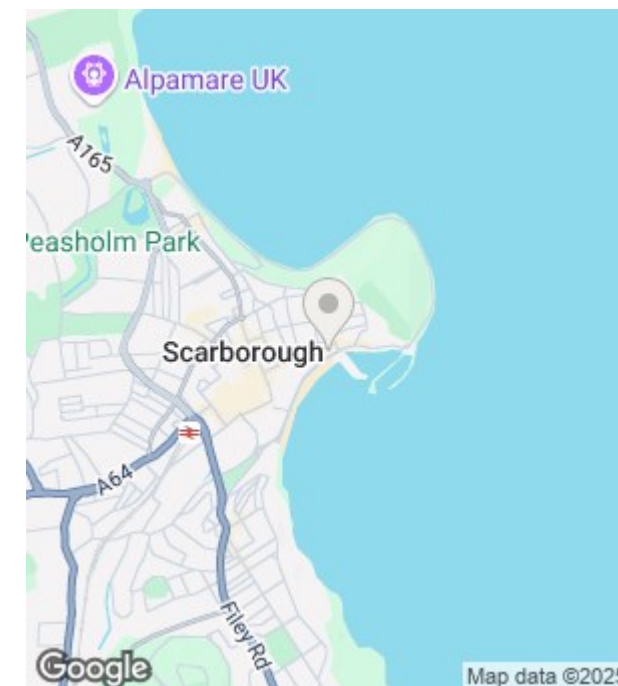
Approximate total area<sup>1</sup>  
2421.58 ft<sup>2</sup>  
224.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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>		
(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		
England & Wales	EU Directive 2002/91/EC	



## Viewings

Call the office to make an appointment today!

**01723 377707**



SCAN ME

View our website here!