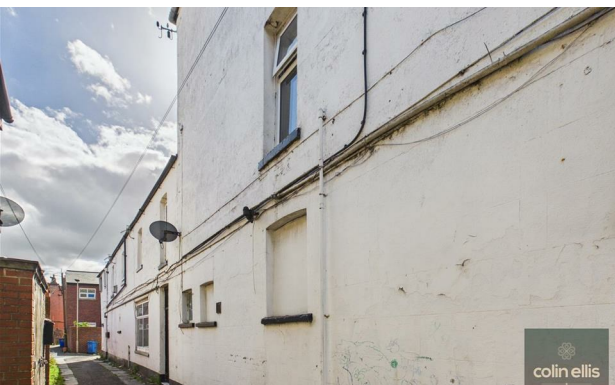




colin ellis

Falsgrave Road, Scarborough, YO12 5AX

Guide Price £550,000

An excellent opportunity to acquire a substantial freehold mixed-use investment property situated on Falsgrave Road, Scarborough. The property comprises a ground-floor commercial unit, currently operating as a fish & chip shop (business unaffected), together with seven one bedroom residential flats, all of which are currently occupied on long-term lets and six are on fully repairing leases.

The building currently produces a combined rental income of approximately £57,000 per annum, providing an established income stream from both the commercial and residential elements. Of particular interest to investors and developers is the potential to create additional residential accommodation within the building, subject to obtaining all necessary planning permissions, Building Regulations approval, licensing and other relevant consents.

INVESTMENT OPPORTUNITY

The combination of an existing commercial tenant/use and seven one bedroom occupied residential units makes this an attractive proposition for purchasers seeking a multi-income freehold investment. At the stated income of £57,000 per annum, the property currently generates approximately £4,750 per calendar month gross. Prospective purchasers should satisfy themselves as to the individual rents, tenancy terms, commercial lease arrangements and all associated running costs.

The building also offers an opportunity to explore further residential conversion or reconfiguration, potentially increasing the number of letting units and overall rental income. Any such works would be subject to the appropriate planning, Building Regulations, fire safety, licensing and other statutory requirements.

IMPORTANT INFORMATION

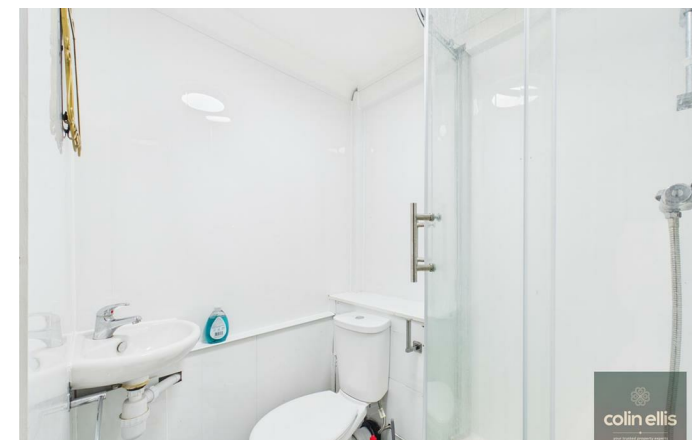
The rental figure of £57,000 per annum is the combined current rental income as supplied by the vendor. Full tenancy schedules, lease details and supporting documentation should be verified by the purchaser and their legal advisers. Any reference to the possibility of creating additional flats is intended only to highlight the property's potential. No representation is made that planning permission or other necessary approvals have been granted, and interested parties should make their own enquiries with the relevant authorities before relying upon any proposed development or conversion.

EPC FOR FLATS & COMMERCIAL UNIT

Flat 1: C
Flat 2: C
Flat 3: C
Flat 4: C
Flat 5: C
Flat 6: C
Flat 7: C
Commercial Unit: D

COUNCIL TAX BAND FOR FLATS

Flat 1: A
Flat 2: A
Flat 3: A
Flat 4: A
Flat 5: A
Flat 6: A
Flat 7: A

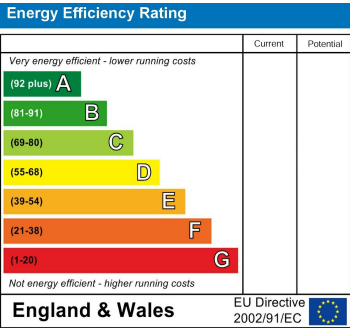




Falsgrave Road - 18845827

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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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