



## Queen Street, Scarborough, YO11 1HA

Located on Queen Street in Scarborough town centre, this impressive property presents a remarkable opportunity for investors . With a generous nine bedrooms and eight bathrooms, this fully licensed House in Multiple Occupation (HMO) will make a great investment.

Recently painted and decorated, the property boasts a fresh and inviting atmosphere, ready for immediate occupation or rental. The town centre location ensures that residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links, making it a popular area for potential tenants.

Set within a Grade II listed building and with an estimated rental income of approximately £52,000 per annum, this presents a lucrative investment opportunity with an initial yield of 13.8%, based on the guide price.

**Guide Price £325,000**



## THE BUILDING

This five storey Grade II listed building is situated in Scarborough town centre and is within reasonable access to all the main town centre amenities and the South bay beach. The property is being sold with vacant possession and is fully furnished and ready for occupation.

## TENURE

Freehold

## VIEWINGS

Strictly via sole agents Colin Ellis Property Services on 01723 363565

To view all our commercial listings please visit [www.colinellis.co.uk](http://www.colinellis.co.uk)





