



Eastborough, Scarborough, YO11 1NJ

For sale as a fully let investment and is currently arranged as a well established tattoo shop on the ground floor with two maisonette flats above. Situated within close proximity to Scarborough's beach and sea front amenities. Currently generates a gross annual income of approximately £21,180 per annum.

Guide Price £200,000



50A EASTBOROUGH

Let on a formal Landlord & Tenant Act lease with a current passing rent of £5,580 per annum.

50 EASTBOROUGH

Living Room, Kitchen, Additional Reception Room, Four Bedrooms, Bathroom, Shower Room and Separate W/C.

Rent - £675 pcm.

52 EASTBOROUGH

Living Room, Kitchen, Three Bedrooms, Bathroom and Separate W/C.

Rent £625 pcm

TENURE

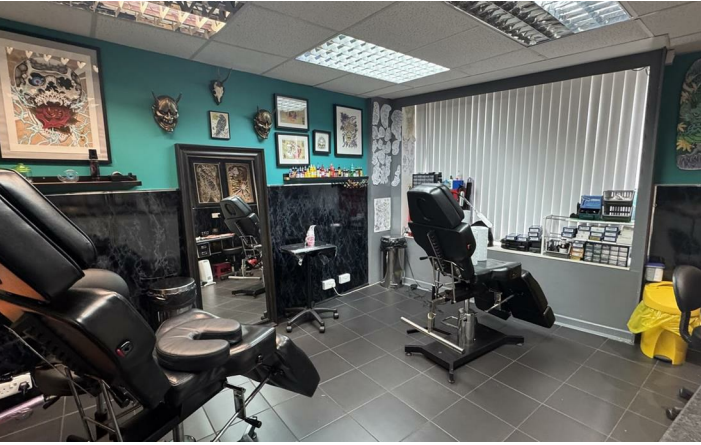
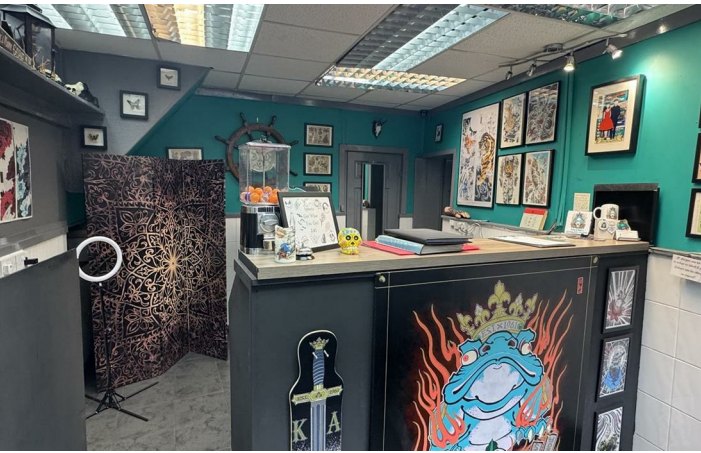
Freehold and to be sold subject to all the tenancies that are in place

VIEWINGS

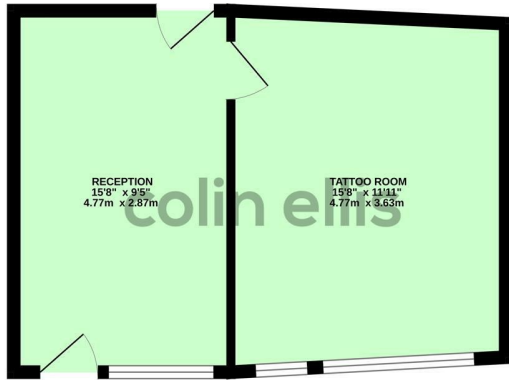
Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

To view all our current commercial listings please visit www.colinellis.co.uk

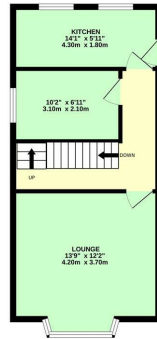




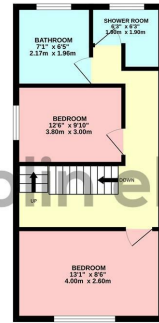
GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



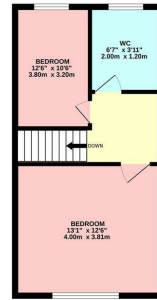
FIRST FLOOR



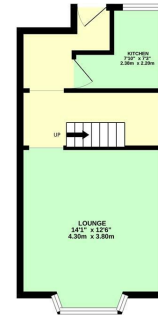
SECOND FLOOR



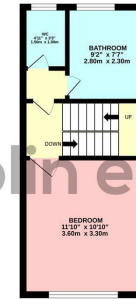
THIRD FLOOR



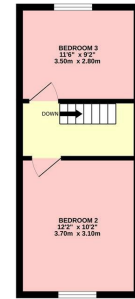
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and not necessarily to scale for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, measured and specified dimensions have not been tested and no guarantee is to be made as to their accuracy or reliability in the future.
Made with Metapex 02025

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TOTAL FLOOR AREA: 326 sq ft. (30.3 sq m.) approx.
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Made with Metapex 02025

Eastborough - 18748651
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.



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