



colin ellis

Queen Street, Scarborough, YO11 1HA

Situated on a prominent stretch of Queen Street in Scarborough, this versatile mixed-use property offers an excellent investment opportunity. The ground floor comprises a well-positioned retail unit, currently vacant and ready for immediate occupation or letting, providing flexibility for owner-occupiers or investors alike.

Above the shop are two self-contained residential flats, both currently tenanted, generating a steady rental income. Each flat offers independent living accommodation, making the property appealing to long-term tenants.

With its combination of commercial potential and established residential income, this property is ideally suited for investors seeking a balanced asset in a busy and well-connected location.

Guide Price £135,000



SHOP/GROUND FLOOR

6.14 x 3.25 (20'1" x 10'7")

Vacant shop.

FLAT 1

One bedroom first floor flat.

Income - £5,700 per annum

FLAT 2

Two bedroom second/third floor duplex flat.

Rental Income - £5,700 per annum





GROUND FLOOR



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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Queen Street - 18783726
Council Tax Band - A
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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