



***9-10 Queen Street, Scarborough, YO11 1HA***  
***Offers In The Region Of £495,000***

- ***INVESTMENT BLOCK***
- ***2 TWO BEDROOM FLATS***
- ***GAS CENTRAL HEATING***
- ***RECENT ROOF WORKS UNDERTAKEN***
- ***LARGE GROUND FLOOR RESTAURANT***
- ***REAR DEVELOPMENT OPPORTUNITY***
- ***TOWN CENTRE LOCATION***
- ***4 ONE BEDROOM FLATS***
- ***£46,380 YEARLY INCOME***
- ***NEW REAR WINDOWS***

## 9-10 Queen Street, Scarborough YO11 1HA

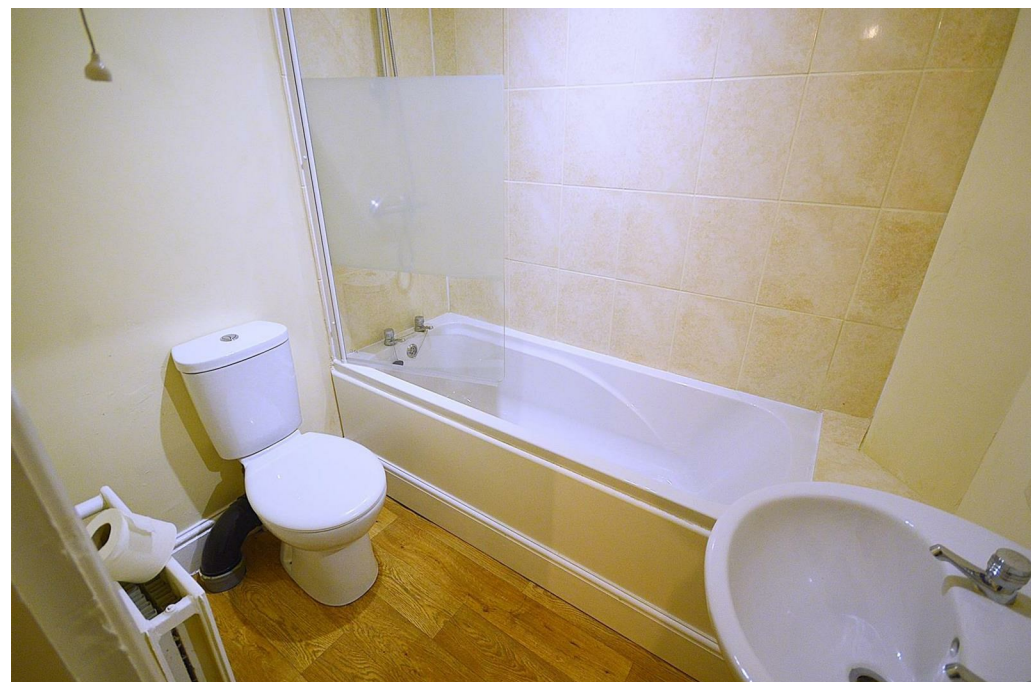
Situated on Queen Street, this block of Six 1 & 2 Bedroom Flats, along with a large ground floor restaurant (Currently on a long lease).

The property boasts a substantial yearly income of £46,380, highlighting its potential as a lucrative investment. There is a further development opportunity to the rear of the property, allowing for potential expansion for a 2 bed, 2 bathroom, 3 storey conversion , which could significantly increase its value and income potential.

In summary, this block of flats on Queen Street is not only a well-structured property with ample living space but also a promising investment with the potential for further development. Whether you are an experienced investor or looking to enter the property market, this opportunity should not be overlooked.



Council Tax Band: A



Queen Street lies within the heart of Scarborough town centre and links Castle Road to Newborough and is a mixed use locality with a number of commercial operators such as Boyes Superstore, Scarborough Snooker Centre and The Lanterna Restaurant being located within the vicinity. Scarborough's famous South Bay is a 5 minute walk from the subject premises.

Description & Accommodation: - The property comprises a mid terrace, brick constructed block currently laid out as large restaurant, six flats, arranged over, ground, first, second floors, being held under a pitched and slated roof. The flats are accessed via a communal entrance door from Queen Street.

Current Rental figures

Restaurant £1,200 p.c.m - 5 years remaining

Flat 1 - £425 p.c.m EPC - C

Flat 2 - £475 p.c.m EPC - C

Flat 3 - £425 p.c.m EPC - C

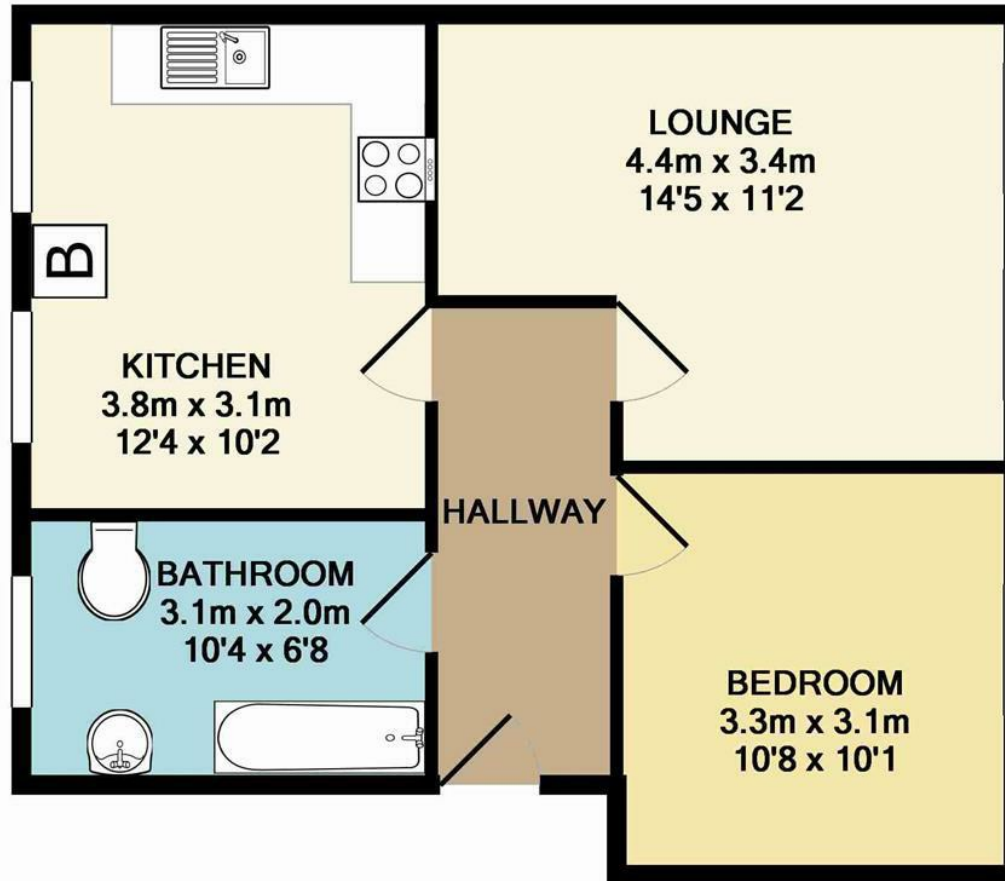
Flat 4 - £495 p.c.m EPC - C

Flat 5 - £420 p.c.m EPC - D

Flat 6 - £425 p.c.m EPC - C

All let on shorthold assured leases

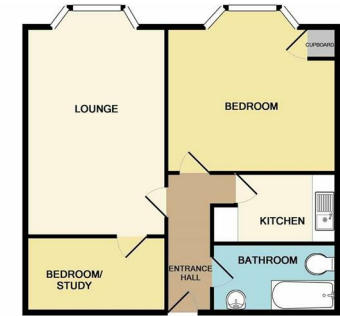




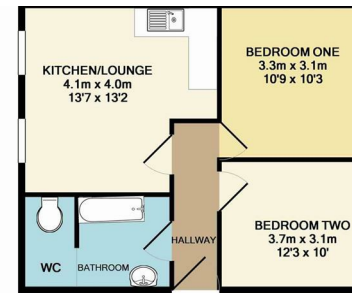
TOTAL APPROX. FLOOR AREA 45.7 SQ.M. (492 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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

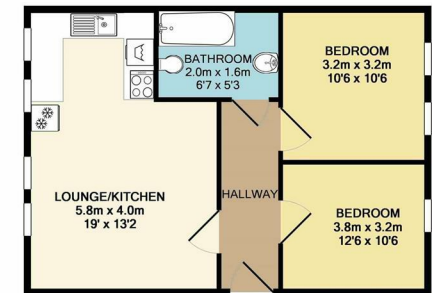
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TOTAL APPROX. FLOOR AREA 58.4 SQ.M. (628 SQ.FT.)  
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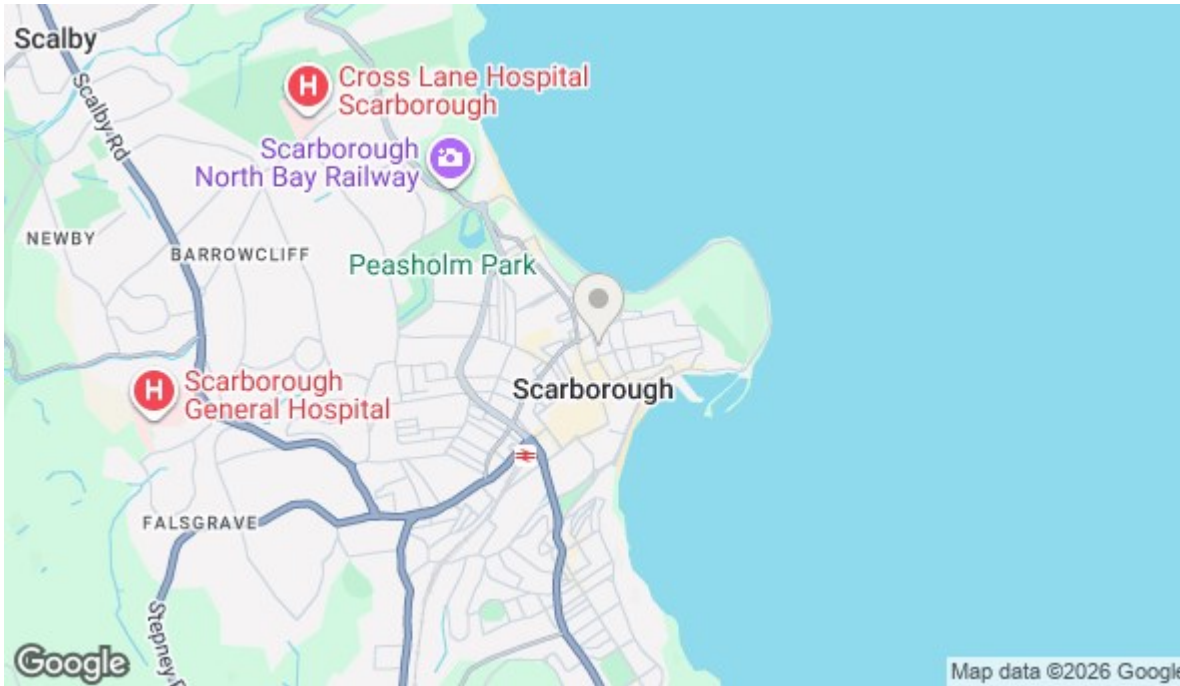



TOTAL APPROX. FLOOR AREA 44.0 SQ.M. (473 SQ.FT.)  
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TOTAL APPROX. FLOOR AREA 49.6 SQ.M. (534 SQ.FT.)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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