colin ellis

Waterhouse Lane,
Scarborough, YO11 1DW

Guide Price £235,000

FREEHOLD MIXED USE INVESTMENT SALE - Located in Scarborough town centre on Waterhouse Lane, this exceptional mixed-use building presents a unique opportunity for discerning investor. The property boasts a well-presented two-bedroom maisonette, arranged in a contemporary warehouse style and offering a comfortable living space.

In addition to the residential aspect, this investment includes a tenanted café, providing a mixed use income stream. The Cafe is well established and is subject to a Landlord & Tenant Act lease.

If you are looking to expand your investment portfolio this property is a rare find and generates a gross rental income of, £20,400 per annum. With a guide price of £235,000 this equates to a 9% yield.

2 | 1 | 2 | EPC

CAFE
Landlord & Tenant Act lease.
Income - £10,800 per annum

MAISONETTE
Two bedroom maisonette.
Income - £9,600 per annum

TENURE
Freehold. To be sold subject to the tenancies in place.

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

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

TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

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 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.

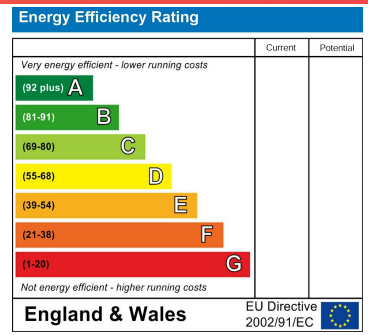
Made with Metropix ©2021

colinellis

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 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.
Made with Metropix ©2026

Waterhouse Lane - 18800341
Council Tax Band -
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.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk
RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR
See all our properties online
www.colinellis.co.uk