



colin ellis



Queen Street,
Scarborough, YO11 1HA

Guide Price £135,000

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.

3 | 2 | 2 | EPC

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

















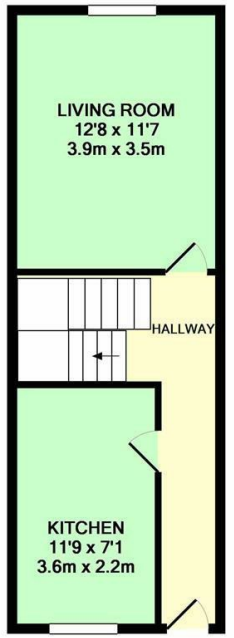




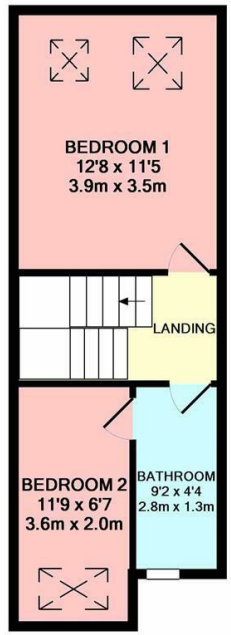
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.

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GROUND FLOOR

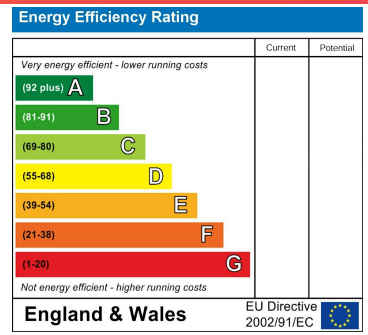


1ST FLOOR

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Queen Street - 18783726
Council Tax Band - A
Tenure - Freehold

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E-mail: info@colinellis.co.uk

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