



colin ellis

Ramshill Road, Scarborough, YO11 2QF

Freehold Investment situated on the ever busy Ramshill Road on the south side of Scarborough, this impressive four storey end terrace investment block presents a great opportunity for discerning investors. Comprising a ground floor retail unit let out to a long standing Pizza Hut delivery franchisee and three self contained flats above that have had the benefit of being completely refurbished and renewed in late 2023.

The building currently generates an income of £34,500 per annum and is full let and being sold with all the tenancies in place. This equates to an initial yield of 9.3% for a building that should not require any major capital expenditure in the next few years.

Guide Price £370,000



LOCATION

The building is prominently positioned on the busy Ramshill Road shopping parade on the south cliff side of Scarborough town.

TENURE

Freehold and subject to the remaining terms of a formal Landlord & Tenant Act lease on the ground floor that expires on 23rd January 2034 and Assured Shorthold Tenancies (AST) on the flats.

THE BUILDING

This four storey end terrace building is arranged as a mix use property with a well established Pizza Hut delivery on the ground floor and then three very well presented and spacious flats on the uppers, which were all subject to a comprehensive scheme of refurbishment in 2024.

INCOME

Ground floor - £12,000 per annum

First floor - £7,500 per annum

Second floor - £7,500 per annum

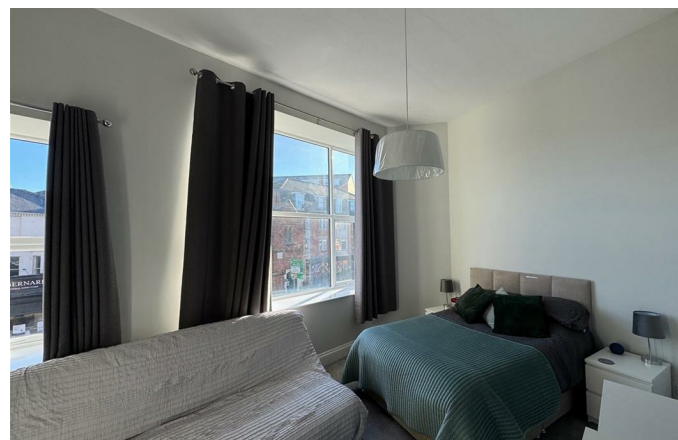
Third floor - £7,500 per annum

This provides a gross rental income of, £34,500 per annum

VIEWINGS

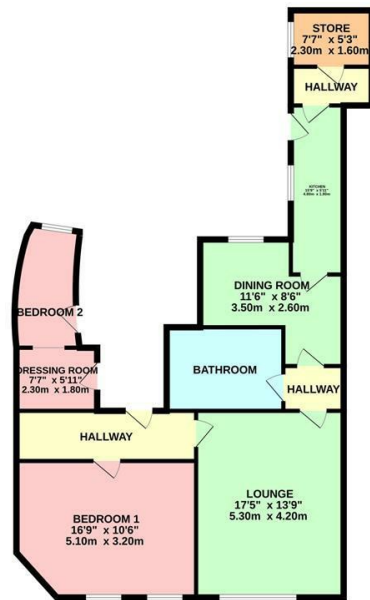
Strictly via sole agents Colin Ellis Property Services on 01723 363565

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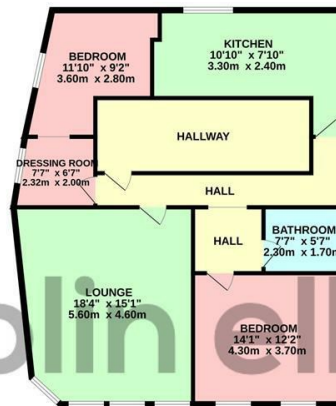




FIRST FLOOR



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 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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Ramshill Road - 18687231

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.

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



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