



# colin ellis

your trusted property experts

**Eastborough,  
Scarborough, YO11 1NH**

**Guide Price £250,000**

Colin Ellis Property Services are delighted to bring to the market this freehold mixed use opportunity that is currently arranged as an owner occupied ground floor lock up shop unit with two well presented and self contained holiday flats above. A lease back of the ground floor unit may be considered.

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## FULL DESCRIPTION

A freehold investment currently arranged as a ground floor lock up shop unit with two self contained flats above. Situated towards Scarborough sea front and the town centre the property is well positioned to benefit from both seasonal and local trade. The ground floor is owner occupied and can possibly be acquired with vacant possession or leased back to the occupier with terms to be agreed.

### GROUND FLOOR SHOP

9.42 x 5.18 (30'11" x 17'0")

Two roller shutters to the front with open sales area, slat wall panels. Currently occupied by the owner and trading in rock and sweet sales there may be an opportunity for a sale and lease back to my client with terms to be agreed.



### FIRST FLOOR APARTMENT

A very well presented, One bedroom self contained flat with gas central heating system.



### SECOND FLOOR APARTMENT

A very well presented, Two bedroom self contained flat with gas central heating system.

### RENTAL INCOME

Ground Floor - Currently owner occupied. Potential rental income of £8,000 per annum with terms to be agreed.

The Castle View Holiday Apartments are well established and will be sold with all the furniture and fixtures and fittings along with the future bookings for 2024

### TENURE

Freehold with vacant possession.

### SERVICES

All mains services are believed to be connected to the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) 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

**Eastborrough - 18010863**  
**Council Tax Band - Exempt**  
**Length of Tenancy - Please contact office for further information**

**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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