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Ramshill Road And Albion House,

Scarborough, YO11 2LN

Guide Price £350,000

FREEHOLD investment opportunity, this substantial four storey corner building that stands prominently on the corner of Ramshill Road and Albion Crescent. The property comprises of an extensive ground floor retail unit that is subject to a Landlord & Tenant Act lease with a passing rent of, £12,000 per annum. The upper floor offer four self contained flats (accessed from Albion Crescent). We understand that when all the flats are let they can generate gross income of circa £20,000 per annum. The top floor flat is currently being let as a Holiday Let and this does bring in additional income.

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DESCRIPTION

The property comprises of an impressive corner located four storey plus basement property.

The ground floor frontage is highly attractive and benefits from delicate timber framed display windows incorporating sections of curved glazing around the central recessed entrance door. The lower ground floor accommodation benefits from a full head height and is similarly fitted throughout.

The upper three floors provide three self-contained flats plus a bed-sit. The flats are accessed from an impressive entrance on Albion Crescent with communal stairs leading to the first floor accommodation with Flats 1 and la being located at this level whilst Flat 2 is located at second floor level and flat 3 at attic floor level.

LOCATION

From Scarborough Railway Station, turn right onto Valley Bridge Road then onto Valley Bridge Parade which leads to Ramshill with the property in a prominent position on the corner of Ramshill Road and Albion Crescent. Ramshill Road forms part of the main arterial route into the town from the South with Sainsbury Local and Pizza Hut complimented by numerous local traders.

ACCOMMODATION

Lower Ground Floor - 123.33 sq.m (1 ,329 sq.ft)
Ground Floor - 110.52 sq.m (1 sq.ft)

FLAT 1

Lounge - 6.40m x 4.32m - bay window, blocked up fireplace, radiator. Bedroom 1 - 13.44m x 6.01m - radiator and timber framed window. Bathroom - three piece suite. Bedroom 2 - 3.39m x 4.01m - radiator with timber framed window. Kitchen - 4.18m x 1.49m - stainless steel basin and drainer, wall and floor units plus worktop with Vokera combi boiler. Laundry Room - 3.42m x 1.37m

FLAT 1A

Shower Room — w.c, low level cistern, shower cubicle and wash hand basin. Lounge/Kitchen - 2.71m x 4.10m - wall and floor units, timber framed window, stainless steel basin and drainer, external access to rear terrace. Bedroom 1 - 3.45m x 2.55m - timber framed sash window.

FLAT 2

Entrance Hall — radiator. Bedroom 1 - 3.45m x 5.23m - radiator, sash window, chimney breast. Lounge 4.33m x 6.34m - two radiators, blocked up fire with timber surround, chimney breast. Bedroom 2 - 3.52m 5.23m two timber sash windows, radiator. Kitchen - 4.18m x 4.10m - various wall and floor units, Vokera combi boiler, stainless steel basin and drainer, radiator, sash window, disused fireplace with marble

SERVICES

Mains electricity, gas and water supplies, drains. Prospective purchasers are advised to make their own enquires with regards to services connected.

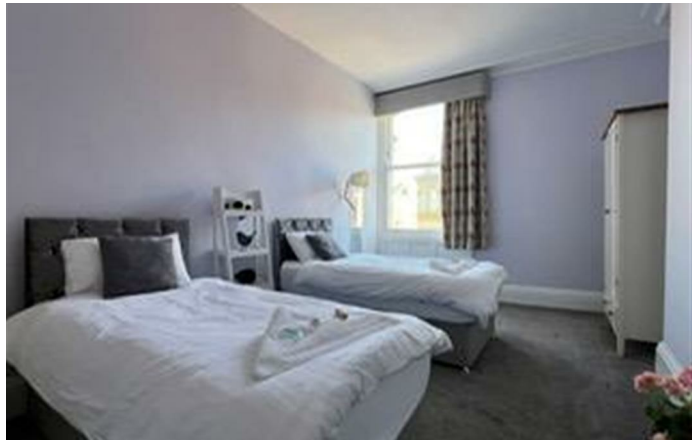
COUNCIL TAX BANDS

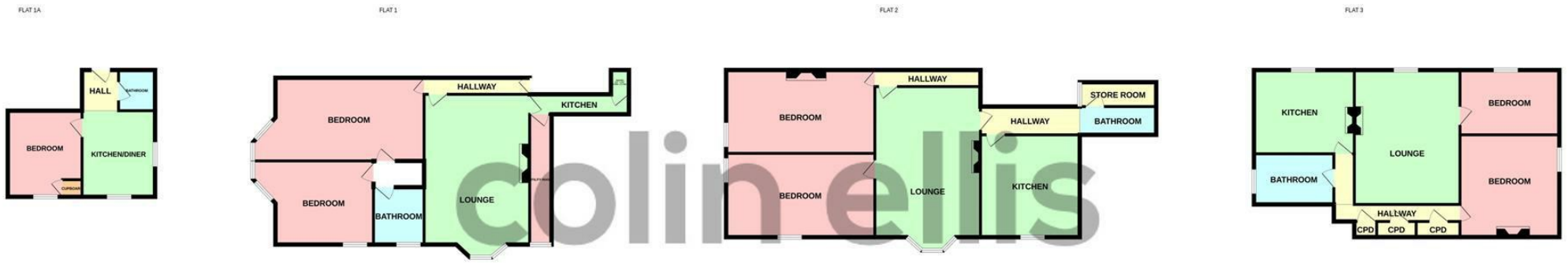
Albion House - All flats are a Band A
Ramshill Road

EPC

VIEWINGS

Strictly via Colin Ellis Property Services please call 01723 363565 to arrange.





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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 And Albion House - 18695439
Council Tax Band - A
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.

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