



FREEHOLD

Investments Residential

7 - 8 WATERHOUSE LANE, SCARBOROUGH, YO11 1DW

Guide Price

£225,000

FEATURES



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2 Bedroom Investments Residential located in Scarborough

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.



*TOTAL FLOOR AREA: 3430 sq ft (316.9 sq m) approx.
 (While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, contents and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for information purposes only and should be used as such for any prospective purchaser. The contents, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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Council Tax Band

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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