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## Valley Bridge Parade, Scarborough, YO11 2PF

**Guide Price £105,000**

A well-positioned mixed-use investment property located on Valley Bridge Parade in the heart of Scarborough. The property comprises a ground floor commercial unit with prominent frontage, along with a self-contained residential flat above, both accessed independently.

Both the commercial unit and the residential accommodation are currently let, providing an immediate dual income stream and making this an attractive turnkey investment. The property benefits from a central location close to the town centre, transport links, and local amenities, ensuring strong ongoing demand from both commercial and residential tenants.

An excellent opportunity to acquire a fully tenanted mixed-use property in a well-established and accessible location.

**OFFICE**

**FLAT**

**LOUNGE/KITCHEN**

4.282 x 4.851 (14'0" x 15'10")

**BEDROOM**

3.929 x 2.337 (12'10" x 7'8")

**BATHROOM**

2.699 x 2.525 (8'10" x 8'3")

**RENTAL INCOME**

Office - £3,199.92 per annum

Flat - £4,800.00 per annum

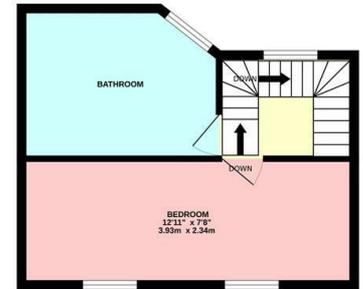
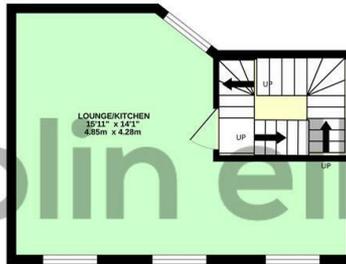
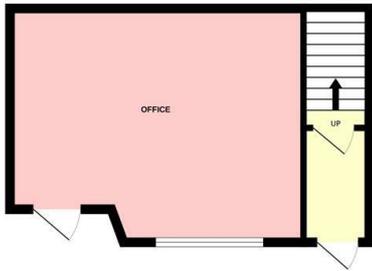
Total - £7,999.92 per annum (7.62% rental yield)



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Valley Bridge Parade - 18784151  
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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