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your trusted property experts

Valley Bridge Parade, Scarborough, YO11 2PF

Guide Price £105,000

A well-located mixed-use property situated on Valley Bridge Parade in the heart of Scarborough. The premises comprise a ground floor commercial unit with excellent frontage and visibility, suitable for a range of retail or office uses, with separate access to a self-contained residential flat above.

The residential accommodation is currently tenanted, providing an immediate and reliable rental income stream, making the property an attractive investment opportunity. Positioned close to the town centre, transport links, and local amenities, the property benefits from consistent footfall and strong letting potential.

An ideal opportunity for investors seeking a mixed-use asset in a well-established and accessible location.

SHOP

4.83 x 3.22 (15'10" x 10'6")

FLAT

LOUNGE/KITCHEN

4.292 x 4.582 (14'0" x 15'0")

BEDROOM

2.714 x 4.288 (8'10" x 14'0")

BATHROOM

1.928 x 2.663 (6'3" x 8'8")

RENTAL INCOME

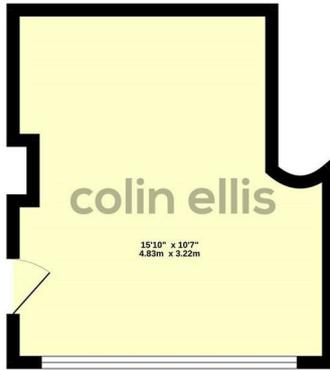
Commercial Unit - £4,420.00 per annum
(Currently vacate - On the market)

Flat - £5,400.00 per annum

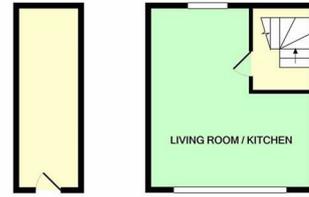
Total - £9,820.00 per annum (9.35% rental yield)



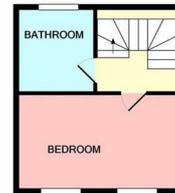
GROUND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 205 sq.ft. (19.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR 1ST FLOOR



2ND FLOOR

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Valley Bridge Parade - 18784152
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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