



## 1 Seamer Street

Falsgrave, Scarborough, YO12 4EE

Guide Price £205,000

\*\*\*\*INVESTMENT OPPORTUNITY \*\*\*\* GREAT RETURN\*\*\*\*

We are delighted to bring to the market this well presented block of 4 residential flats & commercial unit with great income potential. At present yielding an approximate yearly income of £14400 from the flats alone. Additional income can be made from the unit which is currently empty. The property was renovated by the current owner and has been well maintained as a result has consistently let. When briefly described, the property comprises 1 one bedroom flat covering 2 floors with separate entrance, 2 studio flats with bathroom and kitchen and 1 studio flat with separate bathroom. There is also a currently empty commercial unit can be accessed by the communal entrance to the side of the property and also has frontage onto Seamer Road. In our opinion, this is a fantastic INVESTMENT OPPORTUNITY and we welcome early enquiries.



## COMMUNAL SPACE

Entrance at the side of the property for Flats 2,3 and 4 and to the commercial unit. Well maintained communal hallway.

### Flat 1

One Bedroom Flat over 2 floors, with kitchen, bathroom and lounge. Separate entrance

Monthly rent in the region of £400

EPC D

### Flat 2

Studio Flat with bathroom and kitchen.

Monthly rent in the region of £214

EPC E

### Flat 3

Studio Flat with separate bathroom.

Monthly rent in the region of £277

EPC rating D

### Flat 4

Top floor flat with separate bathroom and kitchen.

Monthly rental in the region of £303.

EPC rating E

## Commercial Unit

Separate rental unit with frontage onto Seamer Road.

Currently unoccupied - usual rental in the region of £300 pcm but scope for increased rates/changes to the layout subject to appropriate planning.

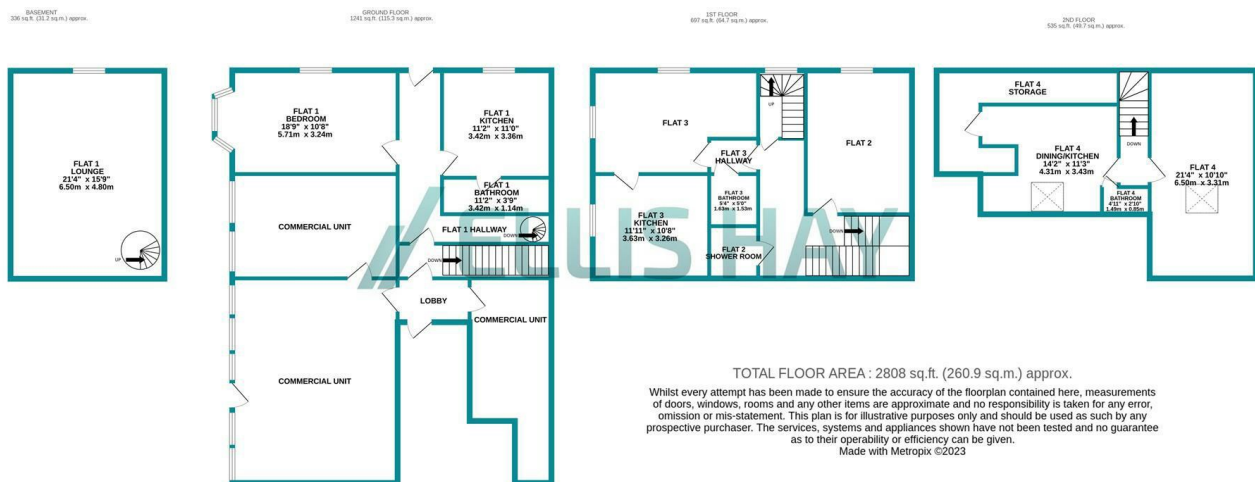
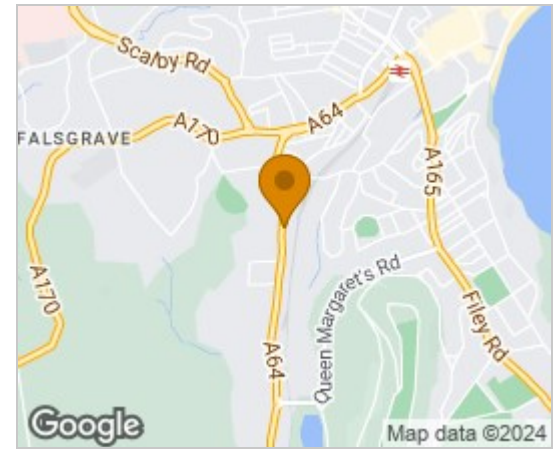
## OUTSIDE SPACE

Yard to the side of the property with access from Seamer Road.

## Tenure

The property is sold as a Freehold block.

## Area Map



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