

ELLIS HAY

COMMERCIAL



93 Victoria Road

Town Centre, Scarborough, YO11 1SP

Realistic Offers Considered

£110,000 ***** INVESTMENT OPPORTUNITY *****

A commercial property with separate upstairs maisonette. Currently let as a café on the ground floor which includes a basement and rear yard. The upstairs maisonette is let to a long-term tenant with selective licence in place. Well maintained and presented throughout. EPC (Café) B; EPC (Flat) D.



DESCRIPTION

This property is located on one of Scarborough's busiest retail streets. Briefly comprising a shop unit at ground level with a 2 bedroomed maisonette above. It is a well maintained property with tenants for both units already in place with a gross income of £10560

GROUND FLOOR

Currently let as a café with basement and yard with customer toilets and small storage buildings. Current lease £385pcm. EPC B. Rateable Value £4200

MAISONETTE

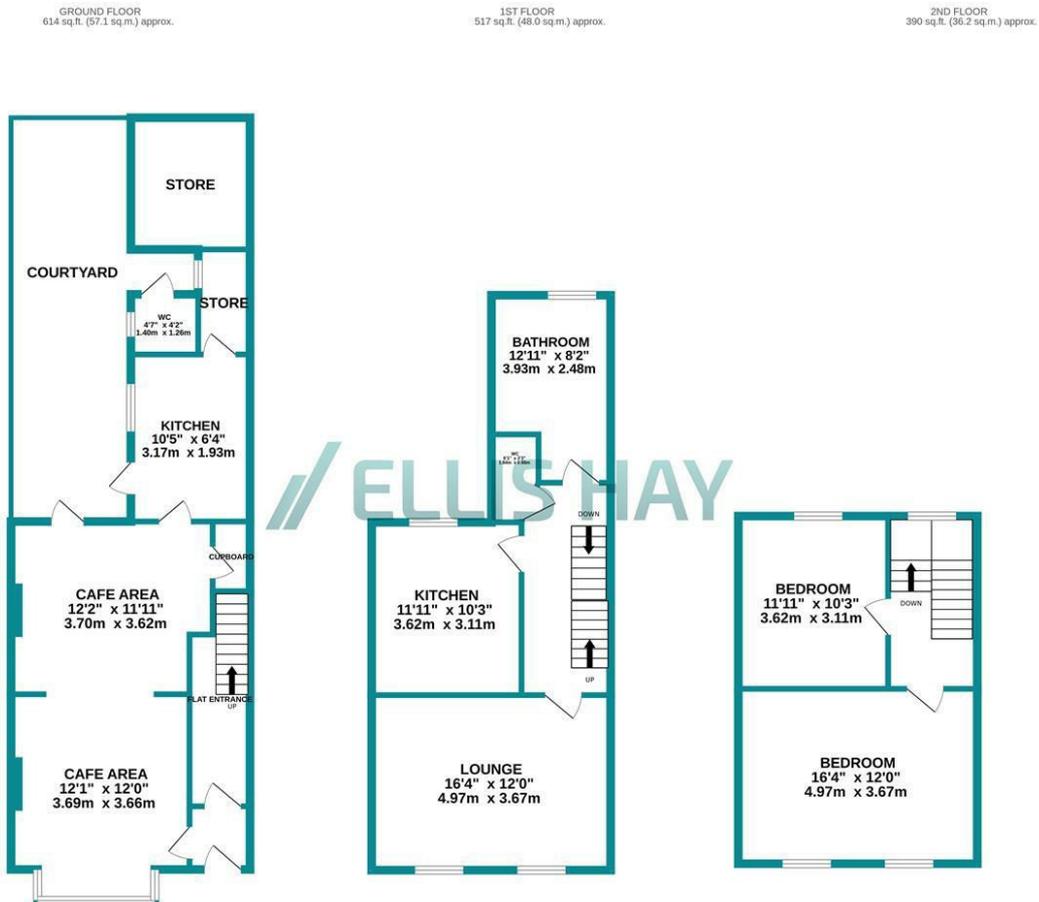
A two bedroom maisonette with gas central heating, UPVC double glazing and briefly comprising a lounge, kitchen, W/C, 2 bedrooms and a bathroom. All licences and certificates in place. Currently let at £495pcm. EPC D. Council Tax Band A.

Tenure

This is a Freehold property.

**Please note this property is owned by 2 of the partners of Ellis Hay. **

Area Map



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

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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