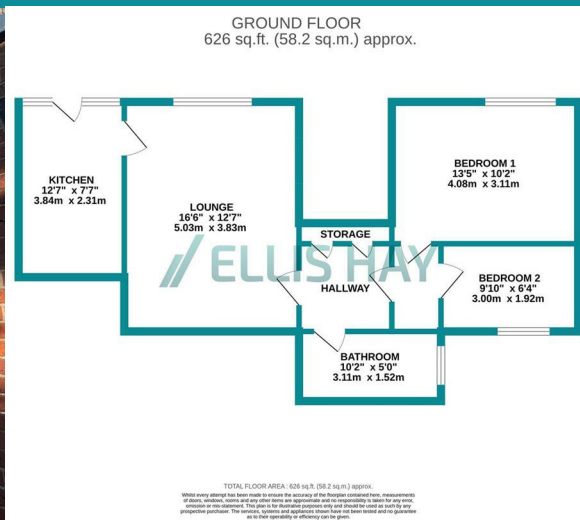




4 Marlborough Street

North Bay, Scarborough, YO12 7HG

Guide Price £145,000



Freehold Block

We are pleased to bring to the market this well-located block of 3 self-contained freehold flats in the highly sought-after North Bay area of Scarborough, just a short distance from the promenade on Blenheim Terrace. The block is fully tenanted, with private access to the ground floor flat and communal entrance to flats 2 and 3. Ideally positioned close to North Bay beach, the promenade, Peasholm Park and excellent transport links. The property currently generates a yearly income in the region of £13,000, with clear potential for rental uplift, offering scope to increase returns over time.

A freehold investment opportunity in a strong coastal location, ideal for landlords seeking a reliable income with future growth potential.

For further information, contact our sales team on 01723 350077.

Ground Floor Flat 190'11" sq m (58.2 sq m)

£425 pcm. With private entrance,.

First Floor Flat 127'11" sq m (39 sq m)

£368.00 PCM

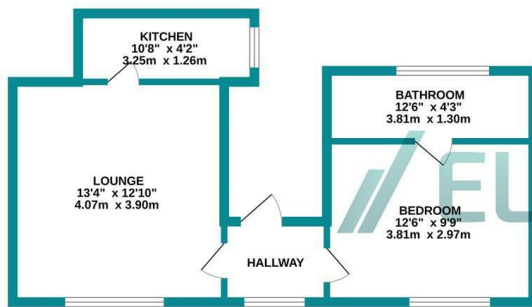
Top Floor Flat 143'4" sq m (43.7 sq m)

£346.00 PCM

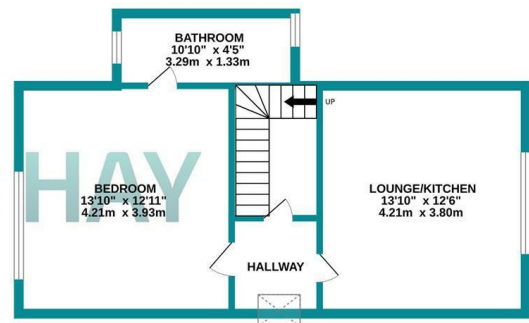
Area Map



FLAT 2
420 sq.ft. (39.0 sq.m.) approx.



FLAT 3
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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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