



36 Westbourne Grove, Scarborough, YO11 2DL
Guide Price £265,000

We are pleased to bring to the market this freehold block of 4 fully tenanted, self-contained flats located in the popular Ramshill area of Scarborough, within walking distance of the promenade, South Bay beach and local attractions.

The property currently generates an annual rental income of approximately £23,400, offering an immediate return with potential for future rental growth.

An excellent investment opportunity in a strong and consistently popular rental location.

Freehold Block

We are pleased to bring to the market this well-located block of 4 fully tenanted, self-contained residential flats situated in the popular Ramshill area of Scarborough, a highly convenient and established residential and holiday-let location close to the town centre, South Bay seafront, and a wide range of local amenities including shops, cafés, restaurants, and excellent transport links.

The property is ideally positioned within walking distance of Scarborough's promenade, South Bay beach, and popular leisure attractions, making it an attractive and consistently in-demand rental location.

The investment is fully let and currently generates a yearly income in the region of £23,400, providing an immediate and established return for any incoming purchaser. There is also potential for rental uplift over time, subject to review, offering scope to further enhance yields in line with market conditions.

A freehold investment opportunity in a strong and well-connected coastal location, ideally suited to landlords seeking a reliable, income-producing asset with long-term growth potential.

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

Flat 1 230'7" square metres (70.30 square metres)

Currently monthly rent is £575 pcm
EPC E

Flat 2 75'5" square metres (23 square metres)

Current rent is £250 p.c.m
EPC E

Flat 4 140'1" square metres (42.7 square metres)

Current monthly rent is £575 pcm
EPC E

Flat 6 152'2" square metres (46.4 square metres)

Current Monthly rent is £550 pcm
EPC E

DIRECTIONS

SATNAV - postcode YO11 2DL
what3words - ///harp.shade.spins

Utilities

Each rental property has a coin operated meter for the electricity supply. Water supply is included in the rents. The property is subject to the to selective licencing and a current licence is in place.

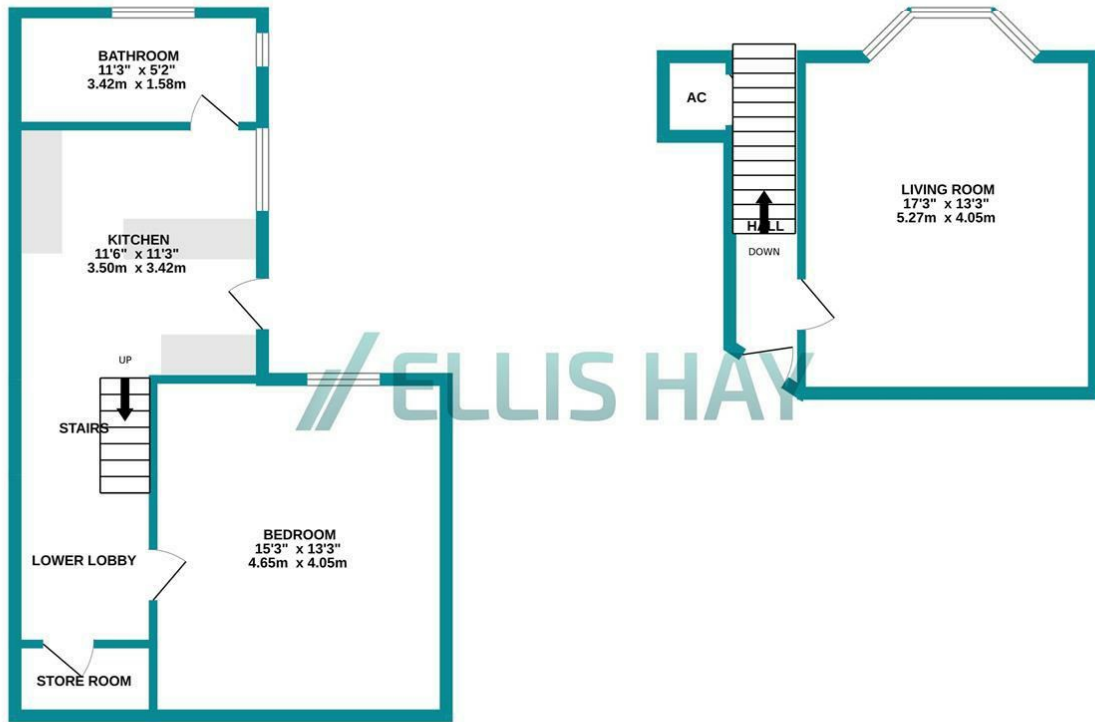
HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Floor Plan

LOWER GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

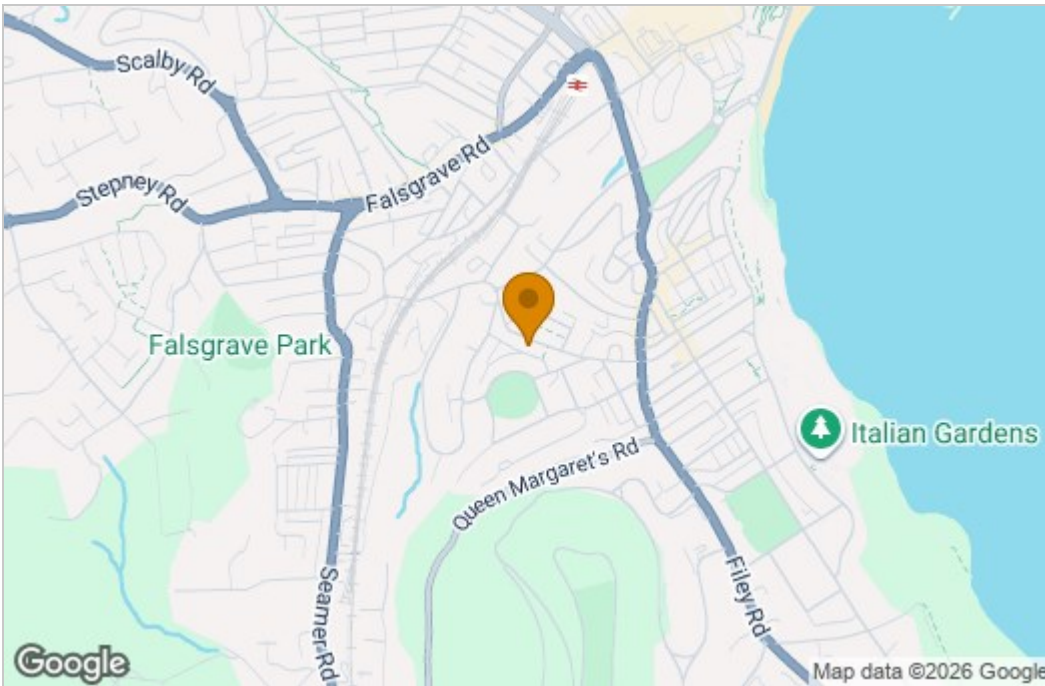
GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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.
Made with Metropix 62026

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.