



96-102 Lower William Street, Scarborough YO12 7SN

Offers In The Region Of £260,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to bring the the market this HIGH YIELDING mixed use investment opportunity.

The block fronting Lower William Street comprises of 2 commercial units, one selling second hand items and the other restoring and selling furniture. Above the shops are 3 separate flats (1 x 2 bed and 2 x 1 beds) all with separate entrances from Lower William Street.

The gross income is currently as follows:

Garage at Lower William Street
Commercial Tenant. £350pcm
EPC - Band F

No 96 Lower William Street
2 Bedroom Flat. £500pcm
EPC - Band C (Expired. Awaiting new EPC)

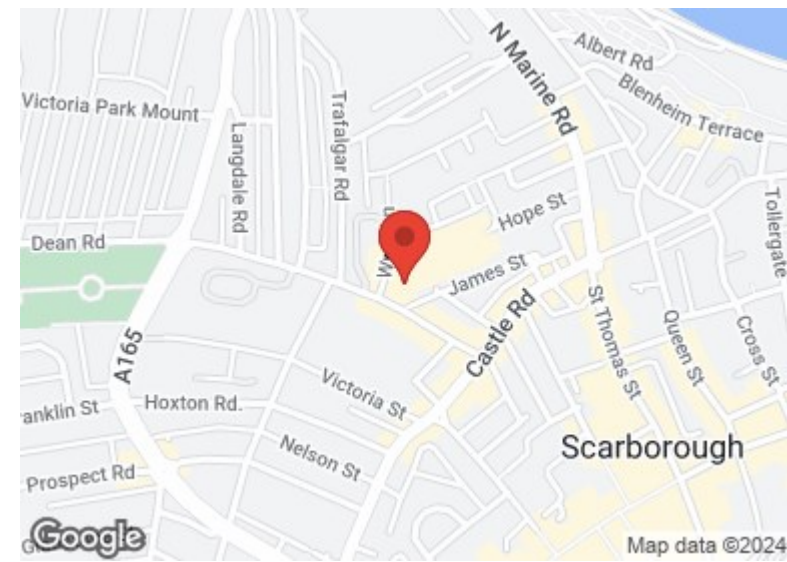
No 98 Lower William Street
1 Bedroom Flat. £475pcm
EPC - Band E

No 100 Lower William Street
Commercial Tenant. £560pcm
EPC - Band D

No 102 Lower William Street
1 Bedroom Flat. £483pcm
EPC - Band C (Expired. Awaiting new EPC)

TOTAL GROSS INCOME - £28,416 PER ANNUM





Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
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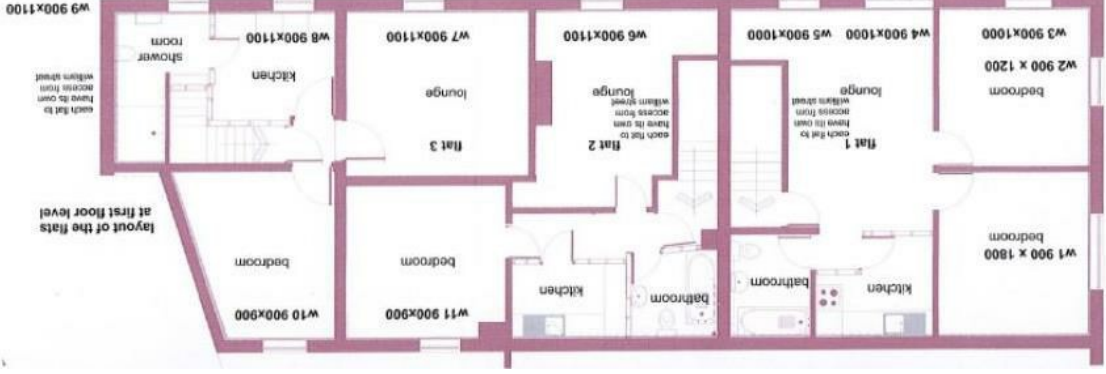
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GROUND FLOOR
2351 sq.ft. (218.5 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the diagrams contained therein, measurement of walls, rooms and any other areas are approximate and no responsibility is taken for any error of omission or mis-statement. This plan is the draughtsman's proposal only and should not be used as such by any prospective purchaser. The draughtsman's proposal may be altered without notice and no guarantee is made as to the accuracy of reference to the plan.

Made with AutoCAD 2022



CPH Property Services

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132