



52-56 North Marine Road

North Bay, Scarborough, YO12 7PE

Guide Price £495,000

We are delighted to bring to the market this well-located mixed-use commercial freehold investment property on North Marine Road. The property is fully let, comprising a ground floor commercial unit secured on a 20-year lease, with eight residential flats above, all generating consistent rental income. The asset produces a current income of approximately £48,000 per annum, with potential for future increases in residential income, offering a stable and attractive long-term investment opportunity. Call our sales team on 01723 350077 for further information.



Commercial Unit

Currently let on a 20 year lease starting April 2011. Approximately 43 square meters in total

8 Flats over 2 floors

Communal Entrance on North Marine Road.

First floor - 2 x one bedroom flats, one with a separate lounge

Second Floor - 3 x one bedroom flats

Third Floor - 3 x one bedroom flats.

All flats have independent gas central heating and electric meters.

Income

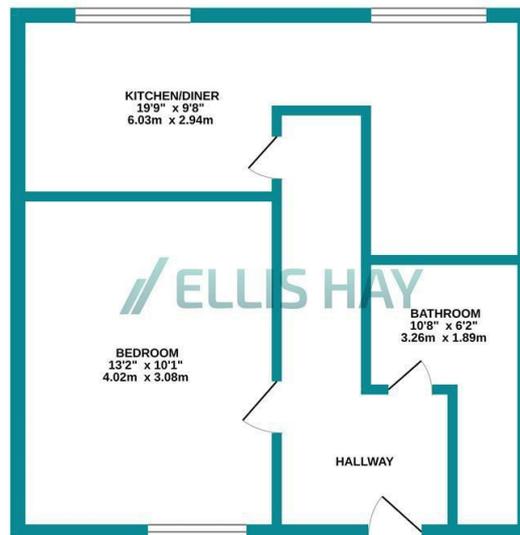
We advised that the currently income is approximately £48,000 per annum with potential for increased residential rents.

Sample Floorplan of a Residential Flat

Area Map



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 402 sq.ft. (37.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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