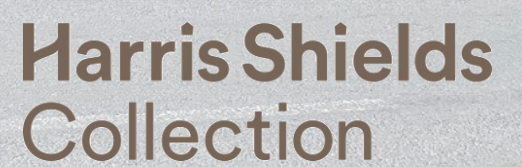


Energy Efficiency Rating

Energy Efficiency Level	Percentage
Very Low	1-10%
Low	11-20%
Medium	21-30%
High	31-40%
Very High	41-50%
Excellent	51-60%
Outstanding	61-70%
Superior	71-80%
Exceptional	81-90%
100% Energy Efficient Home	91-100%



Shop Premises and Cottage freehold for sale

- ✓ Shop Premises & 3 Bedroom Cottage
- ✓ Freehold Commercial Investment
- ✓ Both Currently Let
- ✓ Central Village & Main Road Location
- ✓ Cottage Rental Income of £10,200 PA
- ✓ Shop Rental Income of £12,000 PA

Asking Price £335,000

Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

01723 341557
mail@harris-shieldscollection.uk
<https://harris-shieldscollection.uk/>

Description

A unique opportunity to acquire this freehold property consisting of a shop unit and three bedroom cottage behind located in the centre of the village of Cayton. The shop unit is let on a full repairing and insuring lease of £12,000 per year on a 10 year term from July 2024. The cottage consists of three bedrooms, kitchen/diner, lounge, three bedrooms and a bathroom and courtyard at the front. The cottage is let on an assured shorthold tenancy at £850 per month,. Total combined income of £22,200 per year.



Additional Information

Council tax band



Opening doors
for over 60 years

Harris Shields
Collection