



34 Huntriss Row, Scarborough YO11 2EF  
Guide Price £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





VENDOR FINANCE NOW AVAILABLE ON THIS PROPERTY!!

Basic terms - subject to contract:

Term: 15 years

Deposit: £20,000

Remaining Balance: £180,000 @ 7.25 %

Monthly Payment: £1643

£500pcm income aswell from the music shop tenant above.

After 5 years, the loan to increase by 1%.

CPH are delighted to bring to the market this freehold commercial investment opportunity; ideally situated on the ever popular pedestrian shopping precinct of Huntriss Row. Huntriss Row has a lovely blend of local and national operators and links the main shopping street in the town (Westborough) to the hotel district that includes The Grand Hotel, The Royal Hotel, The Palm Court Hotel and St Nicholas Travelodge. Premier Inn are currently building a big extension to their already very successful hotel, incorporating a new main entrance which will front directly onto Huntriss Row. The property has very successfully traded as a high quality boutique ladies clothes shop at ground floor level since 2007 with a independent music retailer trading a first floor level. Our clients own the freehold and operate the ground floor shop and have the intention of selling their interest in the property and retiring. We understand the music retailer took over the lease in 2019 and trades well. They currently pay a rent of £6,000pa and we feel the ground floor unit has a rental value of £12,000pa. This is a unique opportunity to acquire the freehold interest in this delightful commercial property on Huntriss Row in the beautiful coastal town of Scarborough. All enquiries to CPH Property Services - 01723 352235







**Location:**

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

The unit is located on the south east side of Huntriss Row, part of the town centre pedestrianised precinct linking Westborough to the majority of the town's hotels. Major hotels within a 120 metre radius include:

- Premier Inn: (74 Rooms),
- Travelodge: (140 Rooms),
- The Grand Hotel: (411 Rooms),
- The Royal Hotel: (118 Rooms),
- The Palm Court Hotel (40 Rooms)

Huntriss Row enjoys a nice blend of local and national representation.

**VAT:**

All figures quoted are exclusive of VAT however, our client reserves the right to charge VAT if applicable.

**EPC:**

**Viewing:**

Via the sole selling agents:

CPH Property Services  
19 St Thomas Street  
Scarborough  
YO11 1DY

sales@cphproperty.co.uk  
01723 352235

Details prepared:  
JW 270421

**Interested? Get in touch:**

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**CPH**

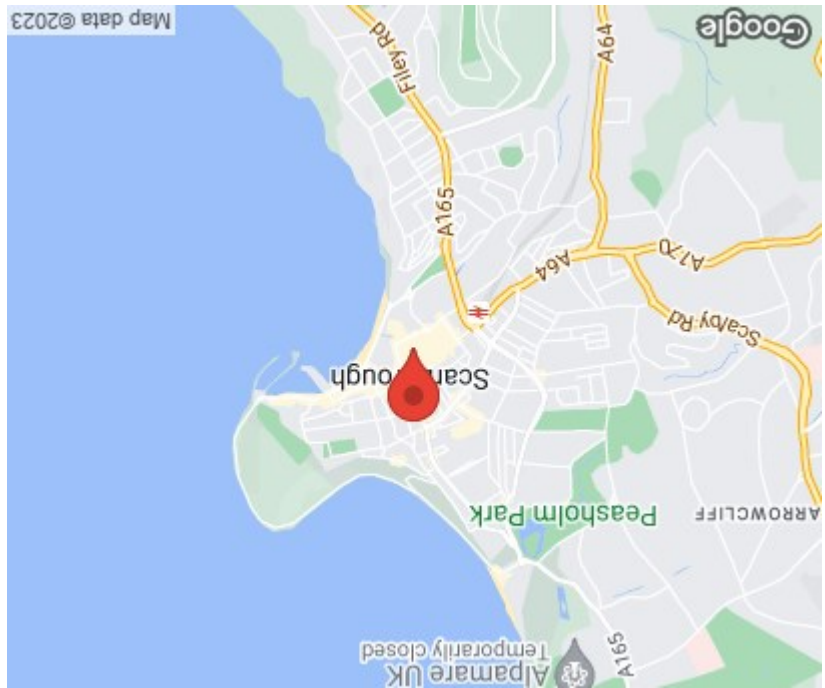


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



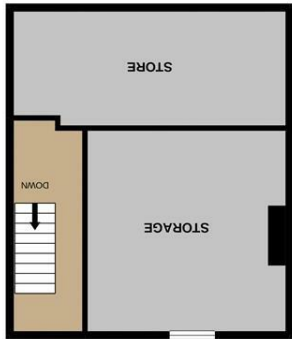
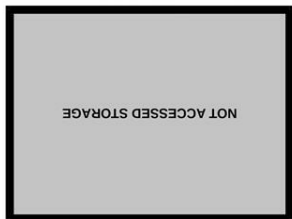
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

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Current	Potential



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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TOTAL FLOOR AREA : 2378 sq.ft. (220.9 sq.m.) approx.



2ND FLOOR (44.7 sq.m.) approx.



1ST FLOOR (73.1 sq.m.) approx.



GROUND FLOOR (74.4 sq.m.) approx.