



34 Queen Street, Scarborough YO11 1HQ

Guide Price £550,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





FOR SALE | Block of 9 residential flats producing a gross income of £55,380pa + Land behind with lapsed planning permission for a block of 3 flats and a pair of semi detached houses.

We are delighted to bring to the market this HIGH YIELDING COMMERCIAL INVESTMENT that will no doubt be of interest to local and national investors. This attractive property occupies a good position on the east side of Queen Street, boasting spectacular rear views of the South Bay and Scarborough Castle.

Lower Ground Floor  
Flat C £575pcm (EPC Band D)

Ground Floor  
Flat B £575pcm (EPC Band C)  
Flat A £575pcm (EPC Band C)

First Floor  
Flat 1 £525pcm (EPC Band C)  
Flat 2 £490pcm (EPC Band C)

Second Floor  
Flat 3 £500pcm (EPC Band D)  
Flat 4 £500pcm (EPC Band E)

Third Floor  
Flat 5 £475pcm (EPC Band E)  
Flat 6 £400pcm (EPC Band D)

CPH Property Services offer a competitive MANAGEMENT SERVICE should any prospective purchaser require their investment to be looked after.

There is also a parcel of land to the rear of 34 Queen Street which has lapsed full planning permission for residential redevelopment - Application 14/00480/FL. This is currently used as a car park for residents but could be redeveloped into a block of 3 x two bedroom flats and 2 x three bedroom townhouses. All enquires to CPH COMMERCIAL.

#### LOCATION:

Scarborough is an established commercial, tourist and retail centre, 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.

Queen Street lies within the heart of Scarborough town centre and links Castle Road to Newborough and is a mixed use locality with a number of commercial operators such as Boyes Superstore, Scarborough Snooker Centre and The Lanterna Restaurant being located within the vicinity. Scarborough's famous South Bay is a 5 minute walk from the subject premises. Some of the eastern facing flats enjoy stunning views of the South Bay and Scarborough Castle.







#### DESCRIPTION & ACCOMMODATION:

The property comprises a mid terrace, brick constructed block of nine flats, arranged over lower ground, ground, first, second and third floors, being held under a pitched and slated roof. The flats are accessed via a communal entrance door from Queen Street with emergency lighting and smoke alarms being noted within the hallway and stairs leading both to the upper floors and lower ground floor. The flats are laid out as follows:

#### Lower Ground Floor

Flat C (2 Bedrooms) - £575 pcm

#### Ground Floor

Flat A (2 Bedrooms) - £575 pcm

Flat B (2 Bedrooms) - £575 pcm

#### First Floor

Flat 1 (1 Bedroom) - £525 pcm

Flat 2 (1 Bedroom) - £490 pcm

#### Second Floor

Flat 3 (1 Bedroom) - £500 pcm

Flat 4 (1 Bedroom) - £500 pcm

#### Third Floor

Flat 5 (1 Bedroom) - £475 pcm

Flat 6 (1 Bedroom) - £400 pcm

#### TENURE:

Believed to be freehold.

Tenancy agreements will be made available to view to seriously interested parties.

#### SERVICES:

The property appears to be connected to all main services. Prospective purchasers are advised to make their own enquiries with regards to services connected.

#### VAT:

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

#### VIEWING:

By appointment only via the Agents:

CPH Property Services

19 St. Thomas Street

Scarborough

YO11 1DY



**Interested? Get in touch:**

19 St. Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

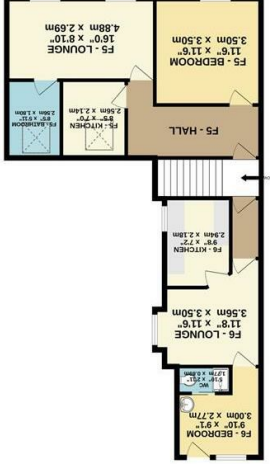
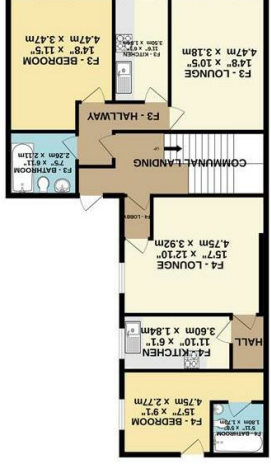
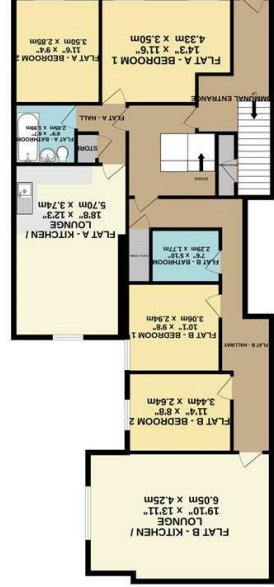
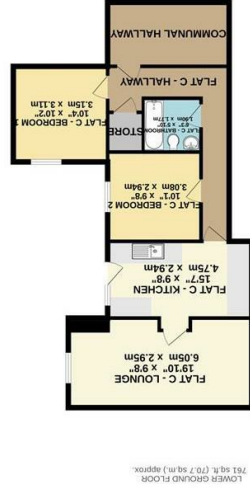
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

**CPH**



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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



TOTAL FLOOR AREA : 5075 sq.ft. (471.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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