

- 
- Mixed-use freehold terrace property
 - Ground floor commercial premises with two kitchens and full-width cellar
 - Residential rooms and apartments on first, second and third floors, 11 rooms and multiple receptions
 - In need of modernisation
 - Approximate extent of 3.990 SQFT
 - Ideal for investors and developers
 - South Bay, Scarborough, North Yorkshire
 - Auction 24 October 2025



Register to bid

Auction guide £80,000

Lot 125 - 2 Blands Cliff, South Bay, Scarborough, North Yorkshire, YO11 1NR

A mixed-use freehold terrace building configured as a commercial premises on the ground floor with multiple residential rooms/apartments above over the first, second and third floors. In need of modernisation in South Bay, Scarborough and ideal for investors and developers. (Title number: NYK377179)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A mixed-use freehold terrace building configured as a commercial cafe on the ground floor with multiple residential rooms above over the first, second and third floors. In need of modernisation in South Bay, Scarborough and ideal for investors and developers. The commercial premises are a long trading cafe with seating in the retail space and two commercial kitchens with a yard to the rear and a full-width cellar. Approximate extent of 3.990 SQFT. To be sold via online bidding on Friday, 24 October 2025.

Auctioneer's comments: "Properties of this size and potential do not come up very often in Scarborough, and investors looking to be able to buy and shape this one need to be quick to register to bid in order to not miss out on the opportunity."

Auction date

The property is to be sold by public auction on Friday, 24 October 2025 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 60 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Freehold, terrace building, 11 rooms and multiple receptions, commercial premises on the ground floor, in need of modernisation

Location

South Bay, Scarborough, North Yorkshire, 0.6 miles to Scarborough railway station

Accommodation

Ground floor: cafe, bathroom, WC, two kitchens (approx. extent 1,002 sqft)

First floor: three bedrooms, bathroom, reception, kitchen/diner (approx. extent 1,003 sqft)

Second floor: four bedrooms, bathroom, WC, reception, kitchen/diner (approx. extent 1,009 sqft)

Third floor: five bedrooms, WC, bathroom, reception (approx. extent 976 sqft)

Cellar: two rooms, hot water tank, boiler

Outside

Yard and conservatory to the rear, front door to commercial premises and a separate door to residential rooms and apartments

EPC rating

To be confirmed

Tenure

Freehold with vacant possession

Local authority and council tax band

North Yorkshire Council

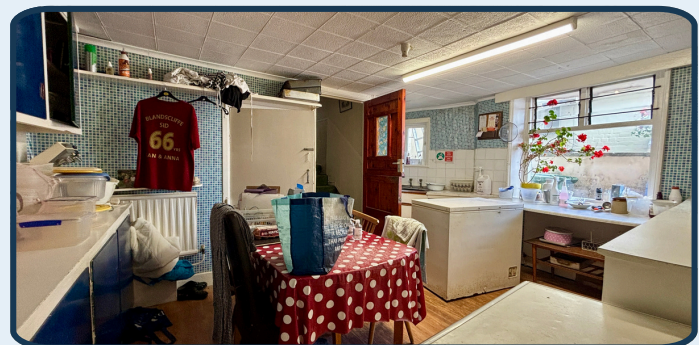
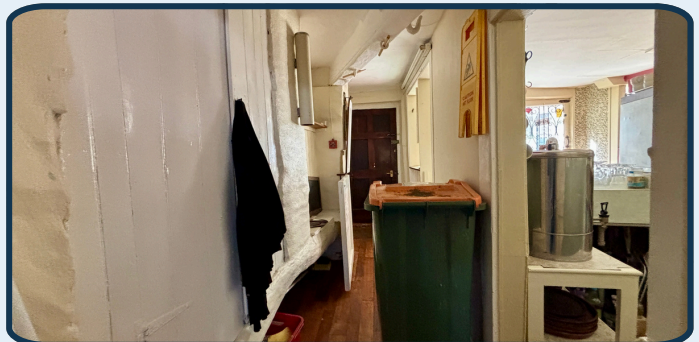
Council tax band: B

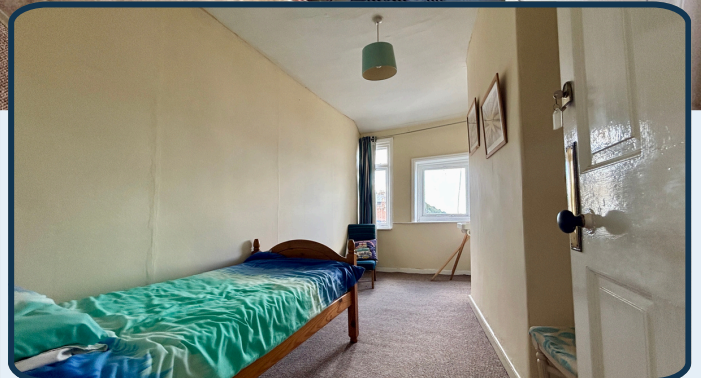
**Pre-auction bids**

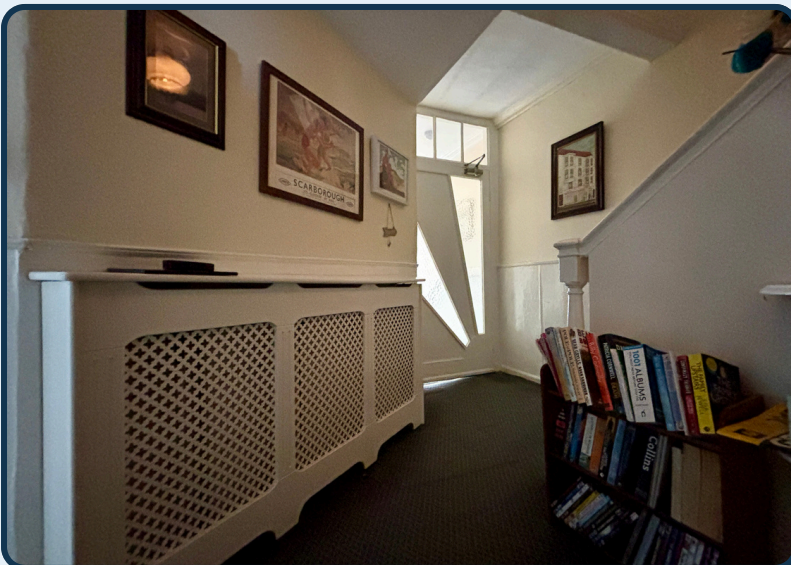
To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

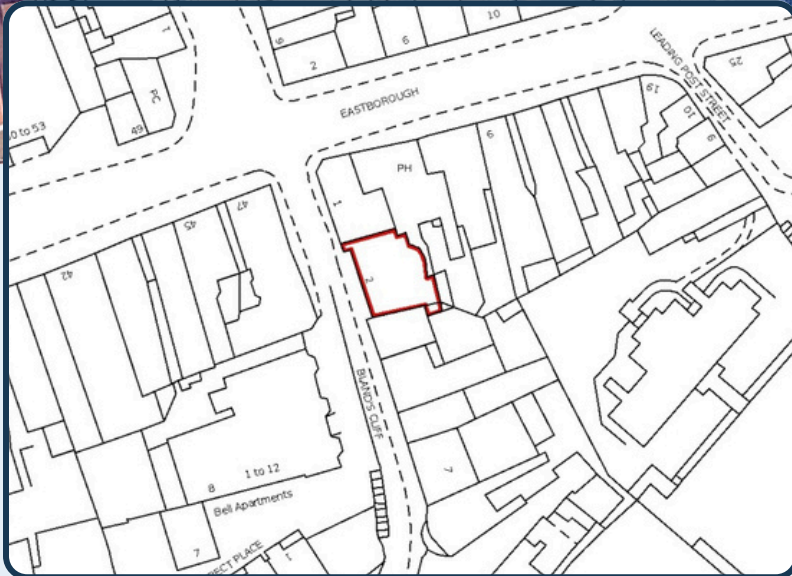
In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



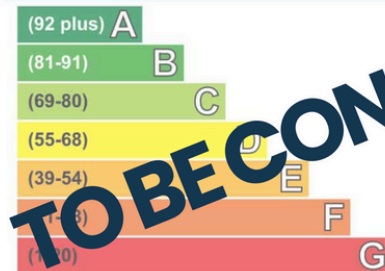








Energy Efficiency Rating



TO BE CONFIRMED



Book to View

