





8 Queen Street

Scarborough, Scarborough

- GRADE II LISTED MIXED USE PROPERTY
- LOCATED WITHIN SCARBOROUGH TOWN CENTRE
- FIVE BEDROOM FLAT (SET OVER 3 FLOORS)
- GROUND FLOOR SHOP PREMISES

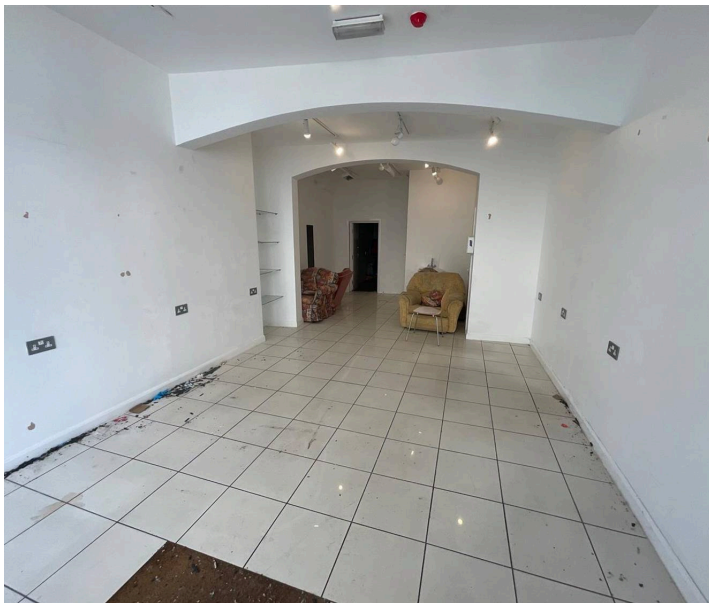
New to the market is this GRADE II LISTED MIXED USE OPPORTUNITY. Comprising of a GROUND FLOOR RETAIL PREMISES and a FIVE BEDROOM HMO above. The property occupies a prominent location within close proximity to both SCARBOROUGH TOWN CENTRE, SCARBOROUGH'S OLD TOWN and SCARBOROUGH'S SOUTH BAY BEACH.

At ground floor level is retail unit comprising of a generous sales space, a WC, a kitchen and a rear room ideal for use as an office / store. The premises has rateable value at present of £6,000 and is therefore eligible for 100% small business rates relief.

Set over three floors (first, second and third floor) lies a five bedroom HMO which comprises in total of a hallway with storage and stairs to the second floor, bay fronted lounge, a generous kitchen and a utility room. To the second floor lies a hallway with stairs, a WC, a bathroom and two double bedrooms. Furthermore, to the third floor lies a landing with a storage cupboard, two double bedrooms and a further bedroom.

The property occupies a prominent location within Scarborough. Within close proximity (walking distance) to all Scarborough Town Centre, Scarborough's Old Town, Scarborough's South Bay beach and Scarborough Train Station.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website.





EPC'S

SHOP- BAND D (90) FLAT- BAND D (61/80)

ACCOMMODATION:

GROUND FLOOR

Shop

Dimensions: 10.24m max x 3.8m max (33'7" max x 12'5" max).

WC

Dimensions: 1.3m x 1.2m (4'3" x 3'11").

Room

Dimensions: 3.1m x 2.3m (10'2" x 7'6").

Kitchen

Dimensions: 2.1m x 1.7m (6'10" x 5'6").

FIRST FLOOR

Hallway

Dimensions: 5.2m x 3.2m max (17'0" x 10'5" max).

Lounge

Dimensions: 5.2m max x 4.8m into bay (17'0" max x 15'8" into b.

Kitchen

Dimensions: 3.6m x 3.5m (11'9" x 11'5").

Utility

Dimensions: 2.6m x 2.0m (8'6" x 6'6").

SECOND FLOOR

Bedroom One

Dimensions: 5.1m x 4.2m (16'8" x 13'9").

WC

Dimensions: 1.7m x 1.0m (5'6" x 3'3").

Bedroom Two

Dimensions: 3.6m x 3.5m (11'9" x 11'5").

Bathroom

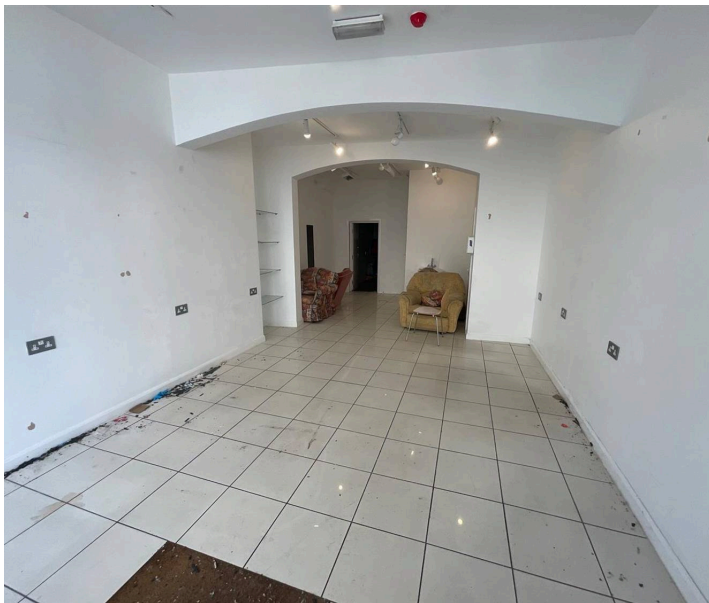
Dimensions: 3.6m x 2.1m (11'9" x 6'10").

THIRD FLOOR

Bedroom Three

Dimensions: 5.2m x 4.2m (17'0" x 13'9").

Bedroom Four





Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

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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



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