



38 Queen Street, Scarborough YO11 1HE

Offers In Excess Of £150,000



**** CURRENT BUSINESS UNAFFECTED ****

CPH bring to the market this investment opportunity located on beautiful Queen Street on the edge of Scarborough town centre. This handsome Grade II Listed property with attractive period features is currently let to a firm of local accountants who have occupied the building for over 60 years. There is a 6 year lease in place dated 6th April 2020 at a rent payable of £10,569.81 per annum. The lease does contain provision for either the landlord or tenant to terminate the lease upon giving 4 months' prior written notice.

The property is arranged over 5 levels with the lower ground floor being predominantly used for tea making and storage purposes, the ground floor benefits from 2 very good sized cellular office rooms, the first and second floors provide a further 6 cellular office room and the attic provides archive storage. The property also has the benefit of 3 car parking spaces to the rear of the building in a private car park.

This is a rare opportunity to acquire the freehold interest in this attractive and historic office building. All enquiries to CPH Property Services.

Tenure: Freehold, subject to commercial lease currently in place.

EPC: Band E

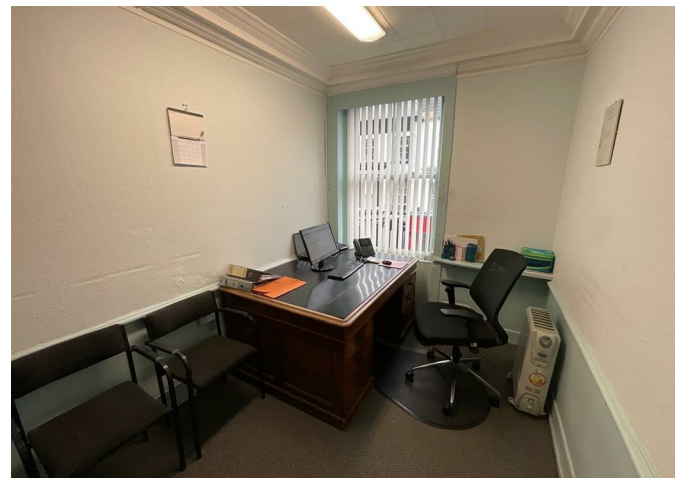
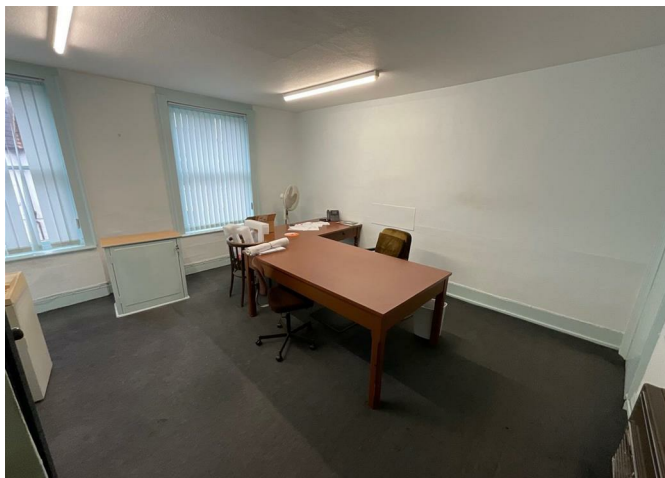
Rateable Value: £11,000 (The property currently qualifies for 100% small business rates relief)

VAT: If applicable, will be charged at the prevailing rate.

Details Prepared: 22062023 JW

Viewing: Strictly by appointment with the sole agent.





Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

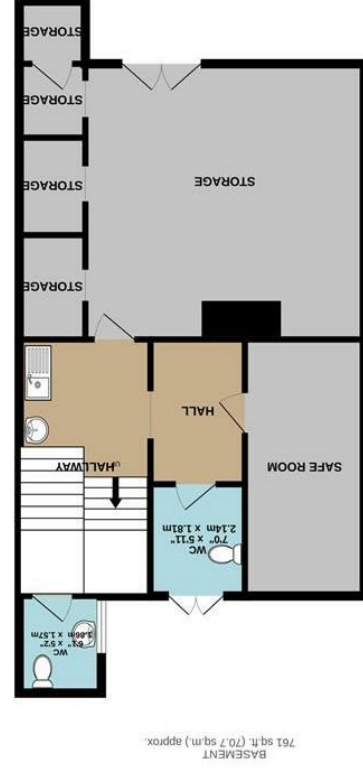
www.cphproperty.co.uk

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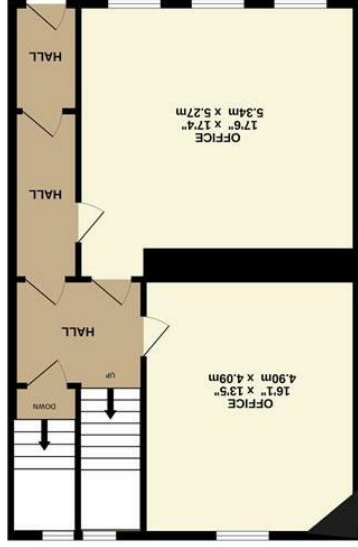
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



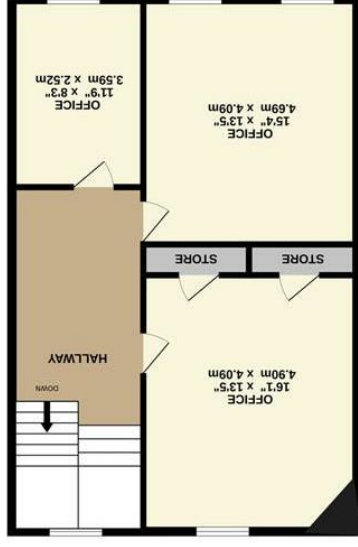
TOTAL FLOOR AREA : 3599 sq.ft. (334.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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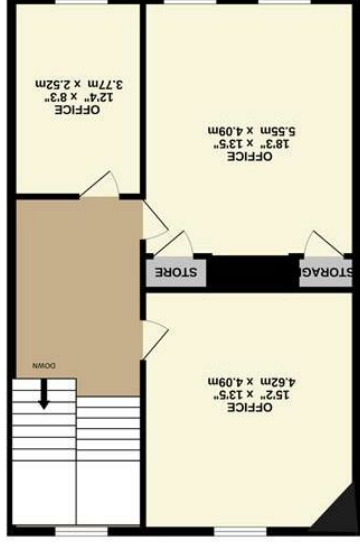
BASEMENT 761 sq.ft. (70.7 sq.m.) approx.



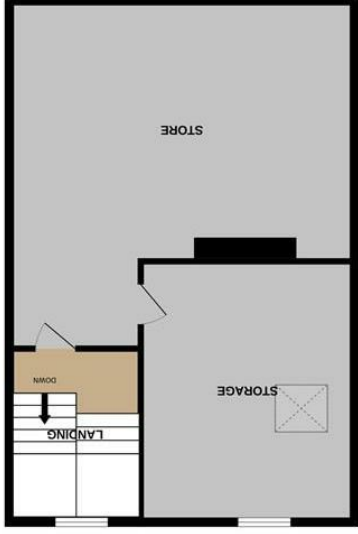
GROUND FLOOR 700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR 724 sq.ft. (67.3 sq.m.) approx.



2ND FLOOR 712 sq.ft. (66.2 sq.m.) approx.



3RD FLOOR 701 sq.ft. (65.1 sq.m.) approx.