

Lot 46, 50-59 Newborough, 46-49 Queen Street and 18-20 Market Street, Scarborough,
North Yorkshire YO11 1HQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Substantial Freehold Development Opportunity

www.acuitus.co.uk

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Property Information

Substantial Freehold Development Opportunity

- Substantial town centre retail and office building
- Currently providing 9 shops, self contained office accommodation and 40 indoor car parking spaces
- Total commercial floor area of 3,491.39 sq m (37,903 sq ft)
- Total site area of 0.20 Ha (0.49 Acres)
- Immediate asset management and development opportunities (subject to consents)
- May suit a variety of alternative uses including Leisure, Student Accommodation and residential
- Nearby occupiers include Matalan, Boyes, Marks & Spencer, TK Maxx, EE, O2, Cooplands Bakery, Scarborough Market Hall and Vaults

Lot
46

Auction
30th October 2025

Rent
£21,450 per Annum Exclusive
Plus 3,341.91 sq m (35,994 sq ft) of Vacant accommodation

Sector
High Street Retail, Office, Development

Status
Available

On Behalf of a Major Scottish Family Office

Auction Venue
Live Streamed Auction

Location

Miles 41 miles north east of York, 20 miles south of Whitby and 45 miles north of Hull

Roads A64, M1

Rail Scarborough Railway Station

Air Leeds Bradford Airport

Situation

The property is situated on the north side of Newborough, occupying a prominent island site with frontages onto Queen Street, Market Street and St Helen's Square. The property is located 100 metres north of South Bay Beach, Scarborough Big Wheel and St Nicholas Gardens. Nearby occupiers include Matalan, Boyes, Marks & Spencer, TK Maxx, EE, O2, Cooplands Bakery and Scarborough Market Hall and Vaults

Tenure

Freehold.

EPC

The EPCs will be available to view online in the solicitor's legal pack.

Description

The property comprises a substantial four storey building currently arranged as 9 shops on the ground and part first floors together with self contained office accommodation on the part first, second and third floors, accessed separately via Queen Street and Market Street, and a basement electricity substation. The property also benefits from an indoor car park for approximately 40 vehicles.

This substantial 0.20 Ha (0.49 Acres) town centre site may suit re-development with a variety of alternative uses. Planning permission was previously granted on 02/02/2017 by North Yorkshire Council under planning ref: 17/00182/FL for Erection of mixed use development comprising a new 6 screen cinema to upper levels and 5 no. A3 restaurant units to ground floor level following partial demolition/partial refurbishment of existing mixed use retail (A1) and office (B1) building.

The Seller has also drawn up proposed plans for the demolition of the existing building and erection of a building to provide commercial floorspace (Class E) at ground floor and accommodation for NHS key workers and students at the upper levels. The development was promoted as a joint venture with Scarborough Borough Council to be funded through PWLB borrowing. The site remains one of Scarborough and North Yorkshire Councils' foremost regeneration opportunities.

North Yorkshire Council continue to support redevelopment of the Argos building site and have recently funded a major feasibility study for its redevelopment as a new Town Centre location for a major UK retailer.

North Yorkshire Council are currently consulting on sites that should attract public sector funding support from the Combined Authorities, the Plan for Neighbourhood fund, and the Scarborough Town Board and the Argos Building is a site which has been identified as a key site for regeneration and suitable for consideration for public financial support.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Gross Rent p.a.x.
50/53 Newborough	Ground First	Retail Ancillary	720.88 409.88	(7,753) (4,412)	VACANT	-	-
54 Newborough	Ground First	Retail Ancillary	136.94 45.43	(1,474) (489)	VACANT	-	-
56/57 Newborough	Ground	Retail	149.48	(1,609)	INDIVIDUAL t/a One Stop	15 years from 22/02/2010 until 22/02/2025 (Holding Over)	£20,000
56/58 Newborough	Ground	Retail	65.96	(710)	VACANT	-	-
59 Newborough	Ground First	Retail Ancillary	68.65 45.43	(739) (489)	VACANT	-	-
46 Queen Street	Ground First	Retail Ancillary	25.45 62.99	(274) (678)	VACANT	-	-
47/48 Queen Street	Ground First	Retail Ancillary	49.52 67.35	(533) (725)	VACANT	-	-
18 Market Street	Ground	Retail	30.00	(323)	VACANT	-	-
20 Market Street	Ground	Retail	34.00	(366)	VACANT	-	-
49 Queen Street	Second Third	Office Office	1,356.40 19.16	(14,599) (206)	VACANT	-	-
17 Marker Street	Lower Mezzanine	Office	234.48	(2,524)	VACANT	-	-
Substation	Basement	Substation	-	-	NORTHERN EASTERN ELECTRICITY	20 years from 29/05/1986 until 30/04/2006 (Holding Over)	£1,450
Total			3,491.39	(37,903)			£21,450

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