



## North Marine Road, , Scarborough, YO12 7HT

- Eleven bedroom hotel in Scarborough
- Six rooms with sea views
- Rear off-road parking
- Nine en-suite letting rooms
- Owner's accommodation in basement
- Strong investment potential

£500,000

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# North Marine Road, , Scarborough, YO12 7HT

## DESCRIPTION

This substantial eleven bedroom hotel represents a compelling investment opportunity in a prime Scarborough location, offering an impressive scale of accommodation with immediate trading potential and owner facilities.

The property occupies a highly desirable position within one of Scarborough's established hospitality areas, ideally placed to benefit from the town's strong and consistent tourism market. Scarborough remains one of Yorkshire's most popular seaside destinations, attracting visitors year-round for leisure breaks, events and coastal tourism. The property is well positioned within easy reach of the seafront, beaches, town centre amenities and transport links, making it an attractive and convenient choice for guests.

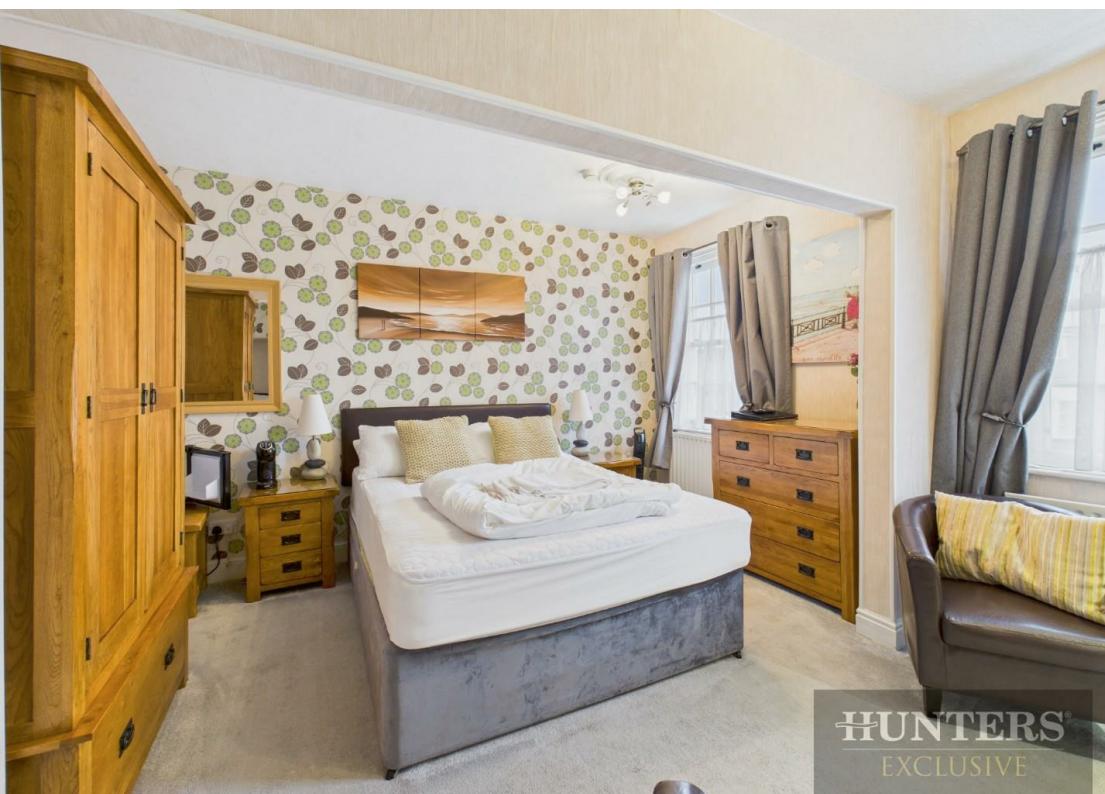
The scale of accommodation is a key highlight, comprising nine en-suite letting rooms, including six generous double rooms, all configured to support efficient short-stay and holiday use. Six of the letting rooms boast attractive sea views, a highly desirable feature that enhances guest appeal, supports premium room rates and strengthens overall trading performance.

The owners' private living quarters are located in the basement and include two bedrooms, a kitchen and a bathroom, allowing for practical on-site management while maintaining a clear separation between guest and owner areas.

Externally, the property benefits from a rear driveway providing valuable off-road parking, further enhancing its appeal in this coastal setting.

Overall, this is a large-scale Scarborough hotel investment offering a strong accommodation footprint, enviable sea views and scope to maximise returns through continued trading, refurbishment or repositioning, making it well suited to investors or owner-operators seeking a prominent seaside hospitality asset.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 4 Building 1



Ground Floor Building 2

## Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

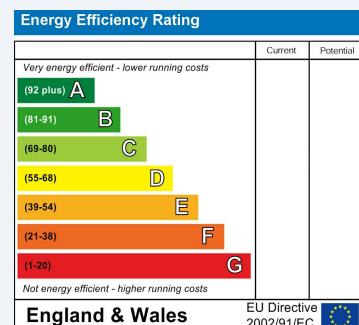
## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### Approximate total area<sup>(1)</sup>

2752 ft<sup>2</sup>

255.6 m<sup>2</sup>

### Reduced headroom

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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