

38 Avenue Victoria, Scarborough YO11 2QT £530,000







Occupying an enviable position on Scarborough's desirable SOUTH CLIFF, this ideal investment opportunity comprises of a block of five, spacious self-contained apartments with planning granted for 8 self contained assisted living flats as link https://planning.scarborough.gov.uk/onlineapplications/applicationDetails.do? activeTab=documents&keyVal=SDA2D4NSKLY00 The current vendors have ran as a successful HOLIDAY LETTING business in the past with numerous repeat bookings. In our opinion, there is scope to ADD VALUE by creating a further apartment at ground floor level which would increase the income stream. There is also a sizeable garage accessed off Back Avenue Victoria which could also be rented out

The property is well located for a wealth of amenities including local shops, eateries, post office, with Ramshill shopping parade, Scarborough Town Centre and Scarborough's South Bay beach also being within proximity. If the properties were to all be rented out on standard AST's the block would make circa £40,000 + per annum and potentially significantly more if holiday let. (Further details available by request please call the office and ask for Phil Fletcher).

Viewing does come highly recommended for this great investment opportunity. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk.







EPCs:

Flat 1 - D (57)

Flat 2 - D (65)

Flat 3 - C (72)

Flat 4 - C (69)

The Annex - E (52)

Top Floor - E (49)

Tenure:

Freehold

Business Rates:

The property has been assessed for Business Rates as follows:

Rateable Value - £6,500

The property qualifies for 100% small business rates relief.



Interested? Get in touch:

19 St.Thomas Street, Scarborough YO11 1DY

t. 01723 352235

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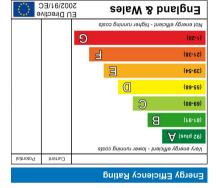


particulars contained. C132









in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

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

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More than standard to the second of the seco TOTAL FLOOR AREA: 5363 sq.ft. (498.2 sq.m.) approx.



S849 sd.ft. (264.7 sq.m.) approx.

23'8" × 14'6" \7.22m × 4.41m