



38 Avenue Victoria, Scarborough YO11 2QT

£530,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



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/online-applications/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:

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CPH

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |

| England & Wales | |
|---|---|
| Very environmentally friendly - lower CO ₂ emissions | Not environmentally friendly - higher CO ₂ emissions |

| Rating | CO ₂ Emissions (g/kWh) |
|--------|-----------------------------------|
| A | 92 plus |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |

| EU Directive | |
|--------------|--|
| 2002/91/EC | |

