



Lonsdale Road, Scarborough YO11 2QY
Offers Over £600,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



+++ A STUNNING, 11 BEDROOM SUCCESSFUL HOLIDAY LET PROPERTY located on the beautiful South side of Scarborough, within proximity to Scarborough's ESPLANADE and SOUTH BAY. The property also benefits from EXTENSIVE OWNER'S ACCOMMODATION (if purchaser wishes to live onsite) OR EXTRA GUEST ACCOMMODATION. The property could also be suitable for MULTI GENERATIONAL living and also as LARGE FAMILY HOME, VIEWING IS A MUST+++

The property occupies a fantastic position on the corner of West Street and Lonsdale Road and is located in close proximity to a number of local attractions such as Scarborough's renowned Esplanade, Italian Gardens, Scarborough Spa and Scarborough's South Bay. Also within proximity lies Scarborough Town Centre, approximately a 15 minute walk away. The establishment is successfully let through a well known holiday portal and generates a substantial income which could be increase by onsite or local management and changeovers. The business therefore has an excellent online presence and also benefits from a number of repeat bookings throughout the year. All enquiries to CPH Property Services. On 01723 352235

LOCATION:

Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

More precisely, the property occupies a stunning position on Scarborough's South Cliff. The property is ideally placed for guests to take advantage of the South Bay, Scarborough's renowned Esplanade and is also approximately a fifteen minute walk to Scarborough Town Centre.





TENURE:
Believed to be Freehold.

BUSINESS:
Accounts will be made available to seriously interested parties who have viewed the premises.

VIEWING:
Via the Sole Selling Agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

01723 352235
sales@cphproperty.co.uk

ENERGY PERFORMANCE CERTIFICATE :
Band C (70)

DETAILS PREPARED BY/ DATE
Gv 25/03/25



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



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	70	81
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		



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 service's systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 3858 sq.ft. (358.4 sq.m.) approx.