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CHARTERED SURVEYORS
For over 30 years

12 Royal Avenue, Scarborough

Offers in Region of £550,000



12 Royal Avenue

Scarborough, Scarborough

- A TRULY REMARKABLE PROPERTY CURRENTLY DIVIDED INTO 4 APARTMENTS
- CURRENTLY TRADING AS POPULAR, SUCCESSFUL HOLIDAY LETS
- SIZEABLE LIVING ACCOMMODATION OVER FOUR FLOORS
- IMMACULATE DECORATIVE ORDER WITH GREAT ATTENTION TO DEAL
- CAN BE SOLD AS A GOING CONCERN WITH FIXTURES (S.T.O)
- POPULAR SOUTH CLIFF LOCATION IN PROXIMITY TO AMENITIES

A FANTASTIC INVESTMENT OPPORTUNITY - A SUBSTANTIAL, SEMI-DETACHED PERIOD BUILDING which has been divided into FOUR HIGH-SPECIFICATION APARTMENTS, currently trading as ESTABLISHED, SUCCESSFUL HOLIDAY LETS. Dubbed 'The Artist's House', the former home of the renowned French watercolourist, PAUL MARNY has been TASTEFULLY DECORATED to welcome visitors to the area (even displaying pieces of his artwork which can be included S.T.O) and enjoys a great setting on SCARBOROUGH'S SOUTH CLIFF, in close proximity to many amenities.

'The Artist's House' has certainly proven to be a popular destination for visitors and has received a remarkable, 'Superb' rating (9.3/10) on Booking.com (across 285 reviews), 4.95/5 rating on AirBnB, with 'Superhost' status achieved. The apartments generate an average turnover of £87,000 and have healthy future bookings (currently as far as July 2026). The owner would be prepared to sell the property as a going concern with fixtures/fittings for those searching for an immediate investment (subject to offer). Figures/Projections can be provided to serious interested parties upon request.





The property is complete with EcoSlider heritage sliding sash windows, insulation throughout, soundproofing between floors, fire safety system, 3 phase electrics upgrade, 32mm mains water pressure upgrade and much more. A blue plaque has been placed on the property to commemorate the time renowned French Artist Paul Marny whom lived/worked at the house, awarded by Scarborough Civic Society.

The apartments occupy an enviable elevated position on a popular tree lined Avenue just off Ramshill Road, near to a wealth of amenities and attractions and is only a short walk from the town centre itself and close to Scarborough Train Station, Scarborough's South Bay and Spa complex.

To fully appreciate this property, internal viewing is truly a MUST. Please contact our friendly and experienced team at CPH today to arrange a viewing!

ACCOMMODATION:

LOWER GROUND FLOOR

The Maisonette Kitchen 9'6" x 5'10" The Maisonette Shower Room 6'6" x 6'6"

GROUND FLOOR

Entrance Vestibule 5'6" x 5'6" Main Entrance Hallway 21'3" x 6'10" The Maisonette Open Lounge/Bedroom 17'0" max into bay x 14'9" max Plant Room/Owner's Store/Utility 13'1" x 11'5" The Garden Flat Lounge/Dining Room 14'5" x 11'5" max The Garden Flat Kitchen 8'10" x 8'6" Rear Hall 8'6" x 4'11"

FIRST FLOOR

Landing/Stairs 12'9" x 6'10" The Grand Bay Hallway 11'5" max x 7'10" max The Grand Bay Open Plan Lounge/Dining/Kitchen 16'8" max into bay x 15'1" The Grand Bay Study Area 5'10" x 5'2" The Grand Bay Bedroom 1 14'1" max x 11'5" The Grand Bay Bedroom 2 8'10" x 8'6" The Grand Bay Shower Room 10'9" max x 3'7" max The Grand Bay Bedroom 3 11'5" x 6'10" The Grand Bay Bathroom 7'6" x 5'10"





SECOND FLOOR

The Artist Studio Hallway 10'9" max x 4'3" max The Artist Studio Lounge/Dining/Kitchen 17'0" max into bay x 15'1" max The Artist Studio Bedroom 1 21'3" max x 11'5" max The Artist Studio Bedroom 2 12'9" max x 11'1" max The Artist Studio Bathroom 11'9" x 5'10"

OTHER:

Outside

The Artist Studio benefits from a private rear garden which is currently accessed via 'The Garden Flat'.

EPCs

12a Royal Avenue - Band C (76/76) 12b Royal Avenue- Band C (79/79) 12c Royal Avenue- Band B (82/82) 12d Royal Avenue- Band C (80/80)

Business Rates

This property qualifies for 100% Small Business Rates Relief.

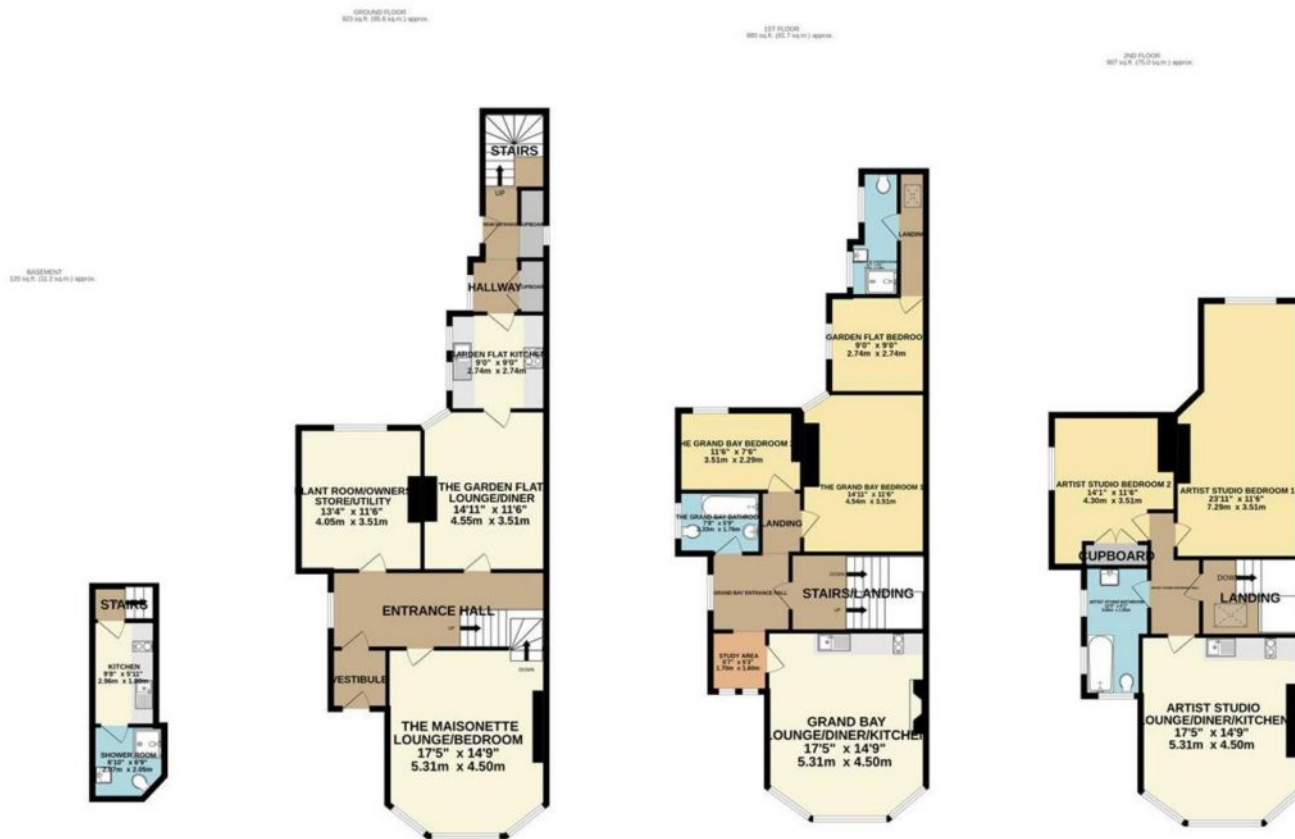
HMRC Check

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.









TOTAL FLOOR AREA: 2730 sq.ft. (253.6 sq.m.) approx.

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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rightmove Zoopla.co.uk PrimeLocation.com

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