

SIGNATURE

NORTH EAST

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📍 Grand Parade, Tynemouth NE30 4ER

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Offers Over £799,950

Signature North East is delighted to present a rare opportunity to acquire Laurel House, Tynemouth, a historic property that was originally part of The Grand Hotel. This exceptional property offers a fantastic opportunity for a holiday let business, with the option for the owner to reside on-site.

Laurel House has been meticulously refurbished and maintained to a very high standard in recent years, ensuring it meets all relevant regulations and health and safety standards. This means the business can commence operations immediately.

The property features six double bedrooms, each with an en-suite bathroom. One of these bedrooms is a maisonette, which includes a living room and offers the potential to be converted into a fully self-contained apartment.

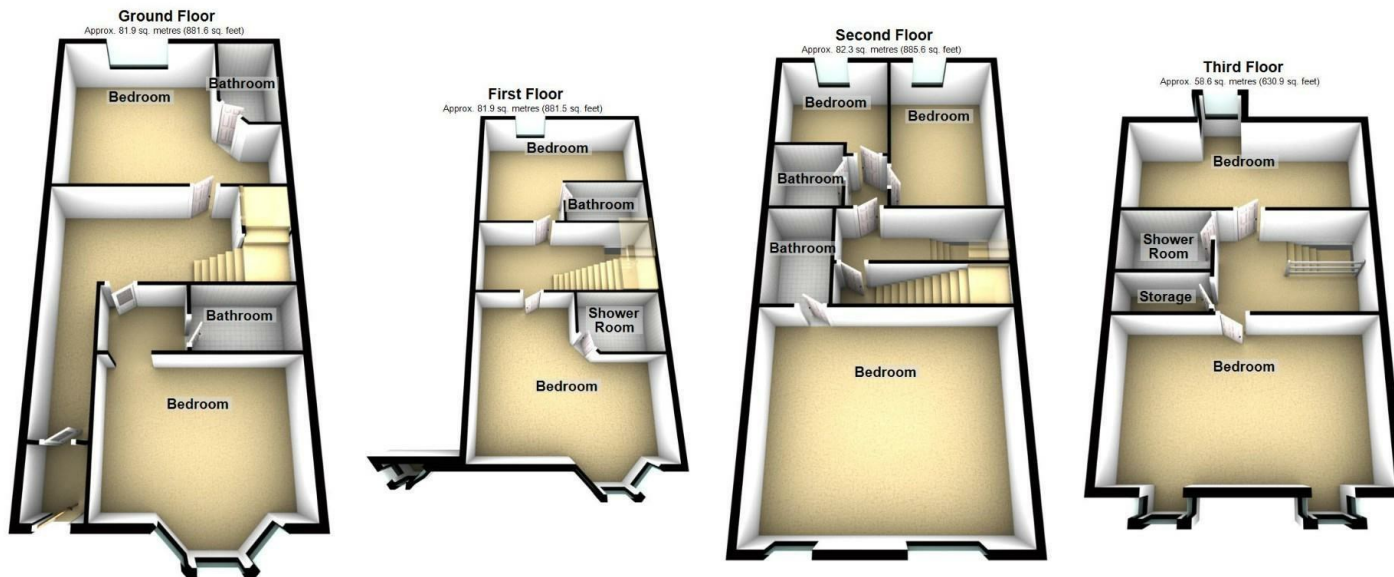
Financially, the property is highly lucrative. Even with a conservative 70% occupancy rate, the turnover is expected to exceed £150,000 per year. A live-in owner/operator can enjoy a stunning residence with beautiful views while benefiting from a six-figure income.

Viewings are strictly by appointment only. Don't miss this unique opportunity to own and operate a thriving holiday let business in a prime location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN




Total area: approx. 304.7 sq. metres (3279.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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LAW

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