



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

12 Royal Avenue, Scarborough

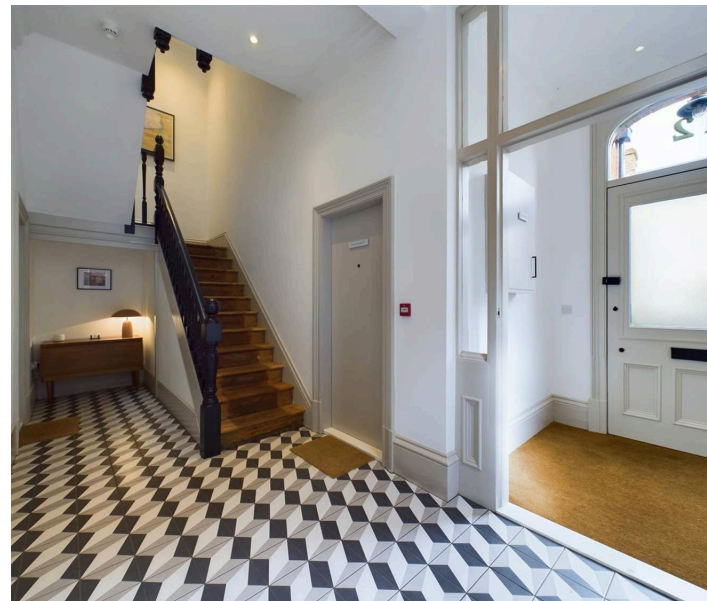
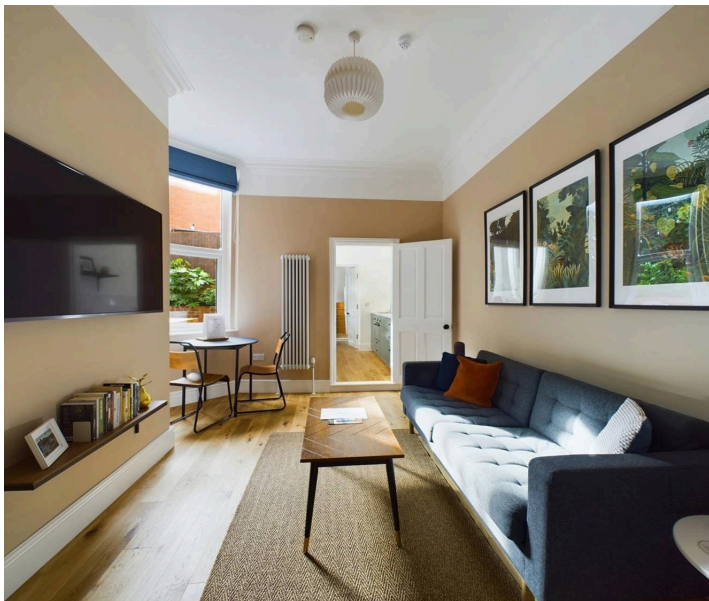
Offers in Region of £550,000



- SUBSTANTIAL SEMI-DETACHED PERIOD PROPERTY DIVIDED INTO FOUR APARTMENTS
- HIGH-SPECIFICATION ACCOMMODATION PRESENTED IN IMMACULATE ORDER
- ESTABLISHED HOLIDAY LET BUSINESS TRADING SUCCESSFULLY SINCE JUNE 2023
- PRIME SOUTH CLIFF LOCATION CLOSE TO THE ESPLANADE, BEACH & TOWN CENTRE
- THREE YEARS OF ACCOUNTS, CONSISTENT TURNOVER & PROVEN TRACK RECORD
- SUPERHOST STATUS WITH OUTSTANDING GUEST REVIEWS & FORWARD BOOKINGS

A RARE OPPORTUNITY TO ACQUIRE AN ESTABLISHED HOLIDAY LET BUSINESS WITH THREE YEARS OF PROVEN TRADING HISTORY.

The Artist's House is a substantial semi-detached period property occupying a prime South Cliff position, thoughtfully converted into four high-specification holiday apartments. Now entering its fourth trading year, the business benefits from three years of established accounts, consistent turnover, excellent guest reviews and a proven operational history.



The former home of renowned French watercolourist Paul Marny has been sympathetically restored and beautifully presented throughout. Combining period character with significant investment in infrastructure and guest comfort, the property has established itself as one of Scarborough's most highly rated independent holiday accommodation businesses.

The business has achieved Airbnb Superhost status for three consecutive years and enjoys an outstanding 9.4/10 [Booking.com](https://www.booking.com) rating together with a 4.93/5 Airbnb rating. The apartments generate annual turnover of approximately £85,000 and benefit from healthy forward bookings extending into 2027, providing buyers with both immediate income and future visibility.



Three years' trading accounts and further business information are available to genuinely interested parties.

Available as a turnkey going concern (subject to offer). The property can be purchased fully equipped with furniture, appliances, guest amenities and a full operational handover by separate negotiation, enabling a purchaser to continue trading from day one.

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 by Scarborough Civic Society to commemorate the time Paul Marny lived and worked at the house.

The apartments occupy an enviable elevated position on a popular tree-lined avenue just off Ramshill Road, close to a wealth of amenities and attractions. Scarborough town centre, railway station, South Bay and the Spa complex are all within easy reach.

To fully appreciate the quality of both the accommodation and the business opportunity on offer, viewing is highly recommended. Please contact CPH today to arrange an appointment.

EPC Rating: B-C

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"

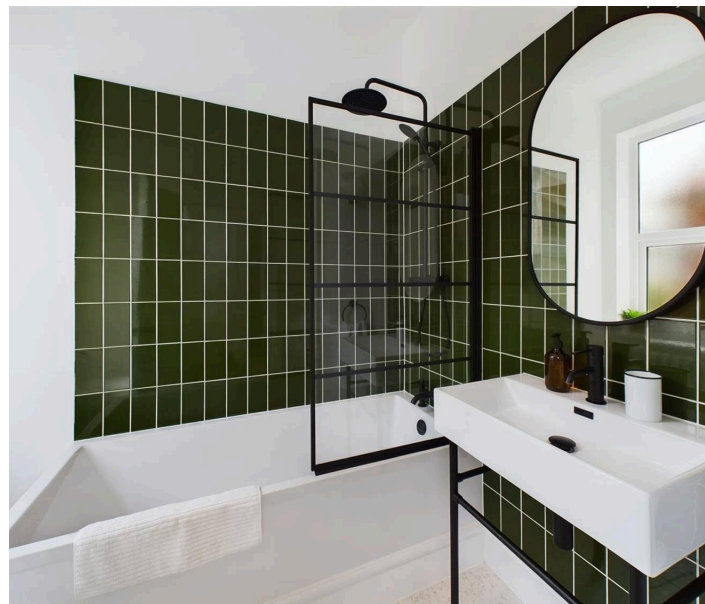
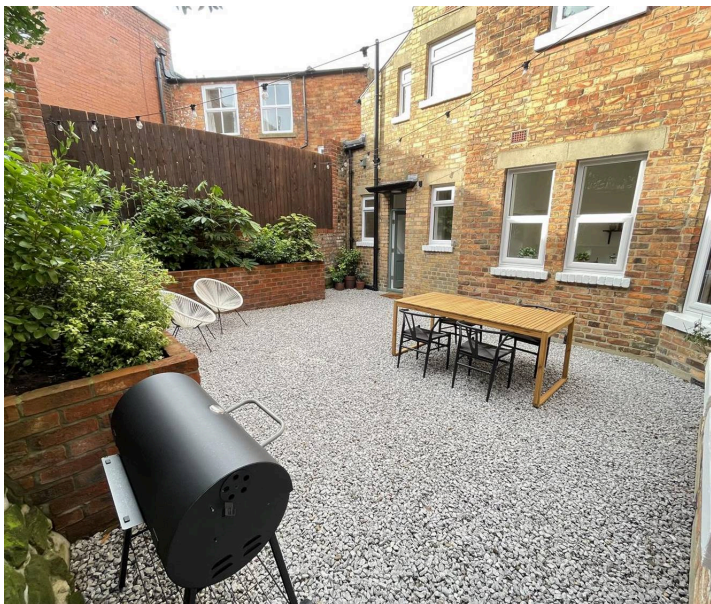
The Maisonette Open Lounge/Bedroom 17'0" max into bay x 14'9" max

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"

Outside: The property benefits from beautifully established, well stocked gardens to the front and rear, thoughtfully designed to remain low maintenance throughout the season. The garden flat enjoys direct access to the private rear garden - a particularly popular feature with guests.

EPC band B-C

12a Royal Avenue - Band C (76/76)

12b Royal Avenue- Band C (79/79)

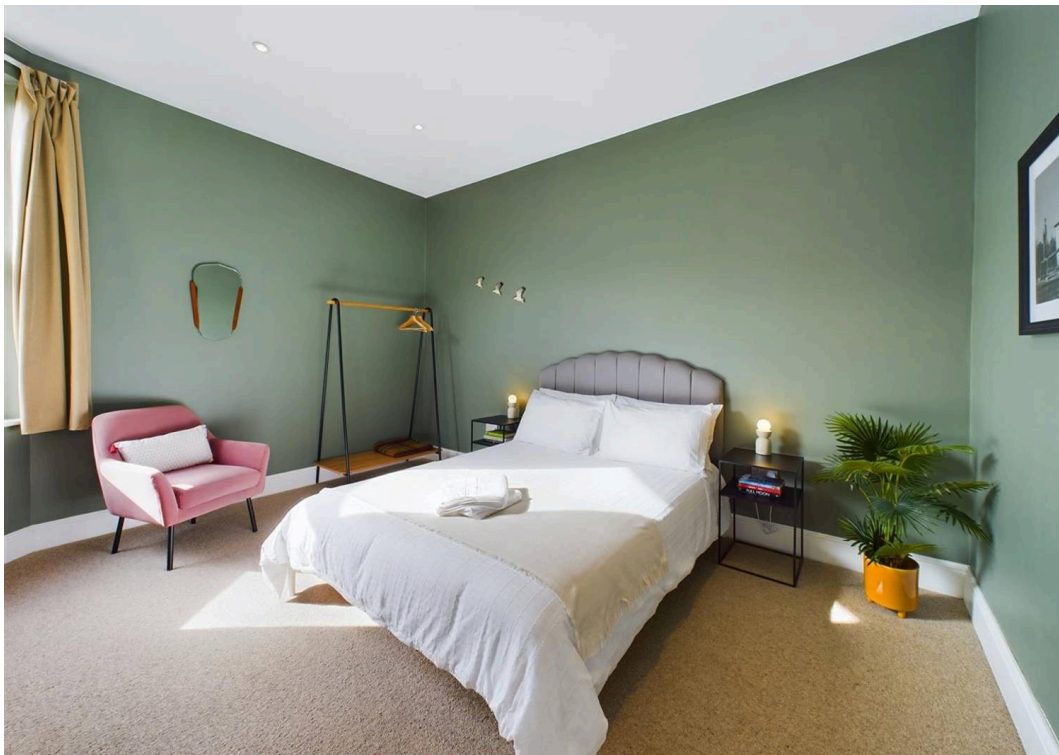
12c Royal Avenue- Band B (82/82)

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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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