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For over 30 years

12 Royal Avenue, Scarborough

Offers in Region of £550,000



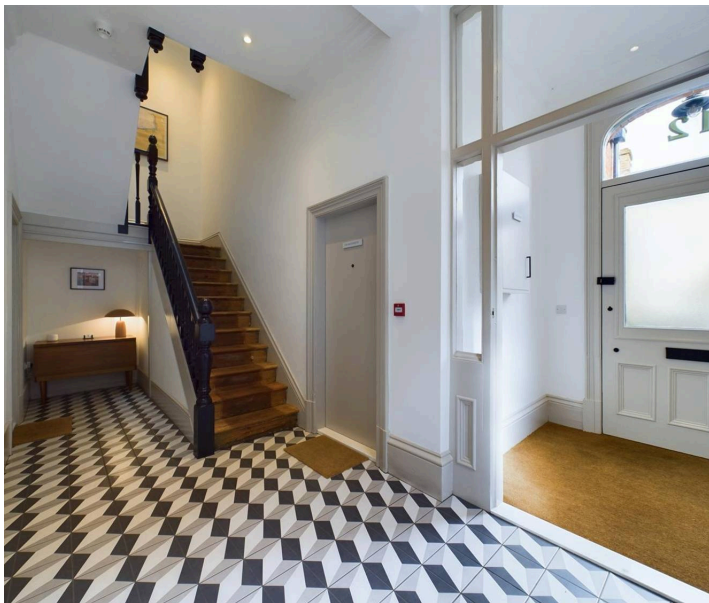
12 Royal Avenue

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 DETAIL
- 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 since June 2023. 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 (9.4/10) on Booking.com (across 338 reviews), 4.93/5 rating on AirBnB (across 133 reviews), with 'Superhost' status achieved 3 years in a row. The apartments generate an average turnover of £87,000 and have healthy future bookings (currently as far as May 2027). The owner would be prepared to sell the property as a going concern with





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

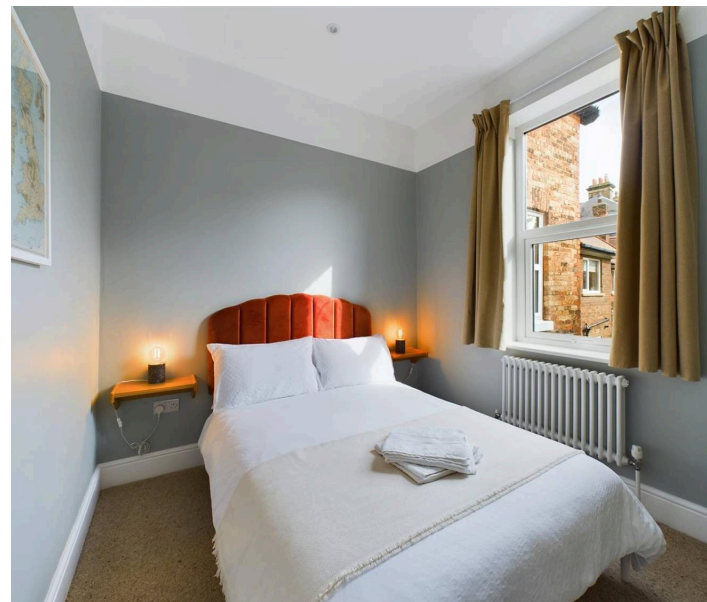
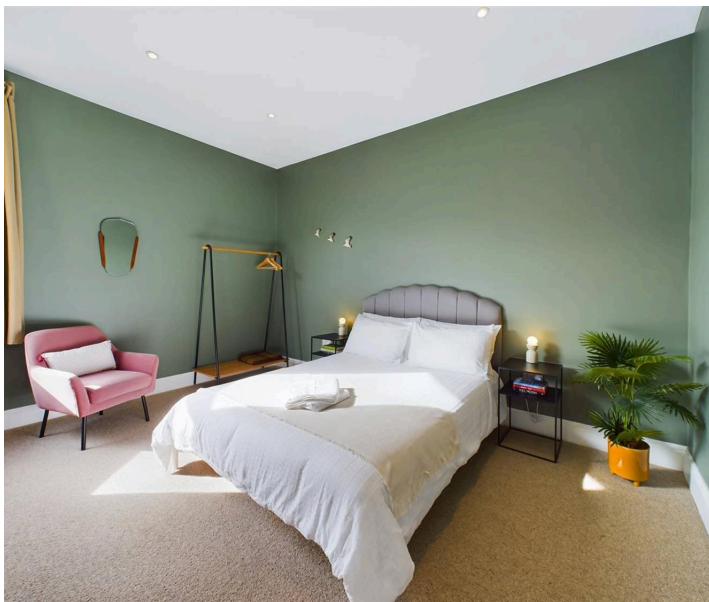
The property benefits from beautifully established, well stocked gardens to the front and rear, thoughtfully designed to remain low maintenance throughout the season. The garden flat enjoys direct access to the private rear garden - a particularly popular feature with guests.

EPCs

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





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