



North Marine Road, Scarborough

YO12 7HT

£500,000



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EXCLUSIVE

# North Marine Road, Scarborough

## DESCRIPTION

This substantial eleven bedroom grade II listed hotel represents a compelling investment opportunity in a prime Scarborough location, offering an impressive scale of accommodation with immediate trading potential and owner facilities.

The property occupies a highly desirable position within one of Scarborough's established hospitality areas, ideally placed to benefit from the town's strong and consistent tourism market. Scarborough remains one of Yorkshire's most popular seaside destinations, attracting visitors year-round for leisure breaks, events and coastal tourism. The property is well positioned within easy reach of the seafront, beaches, town centre amenities and transport links, making it an attractive and convenient choice for guests.

The scale of accommodation is a key highlight, comprising nine en-suite letting rooms, including six generous double rooms, all configured to support efficient short-stay and holiday use. Six of the letting rooms boast attractive sea views, a highly desirable feature that enhances guest appeal, supports premium room rates and strengthens overall trading performance. The property further benefits from double glazed windows throughout, improving energy efficiency, guest comfort and year-round usability.

The owners' private living quarters are located in the basement and include two bedrooms, a kitchen and a bathroom, allowing for practical on-site management while maintaining a clear separation between guest and owner areas.

Externally, the property benefits from a rear driveway providing valuable off-road parking, further enhancing its appeal in this coastal setting.

Overall, this is a large-scale Scarborough hotel investment offering a strong accommodation footprint, enviable sea views and scope to maximise returns through continued trading, refurbishment or repositioning, making it well suited to investors or owner-operators seeking a prominent seaside hospitality asset.





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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 4 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

2752 ft<sup>2</sup>  
255.6 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

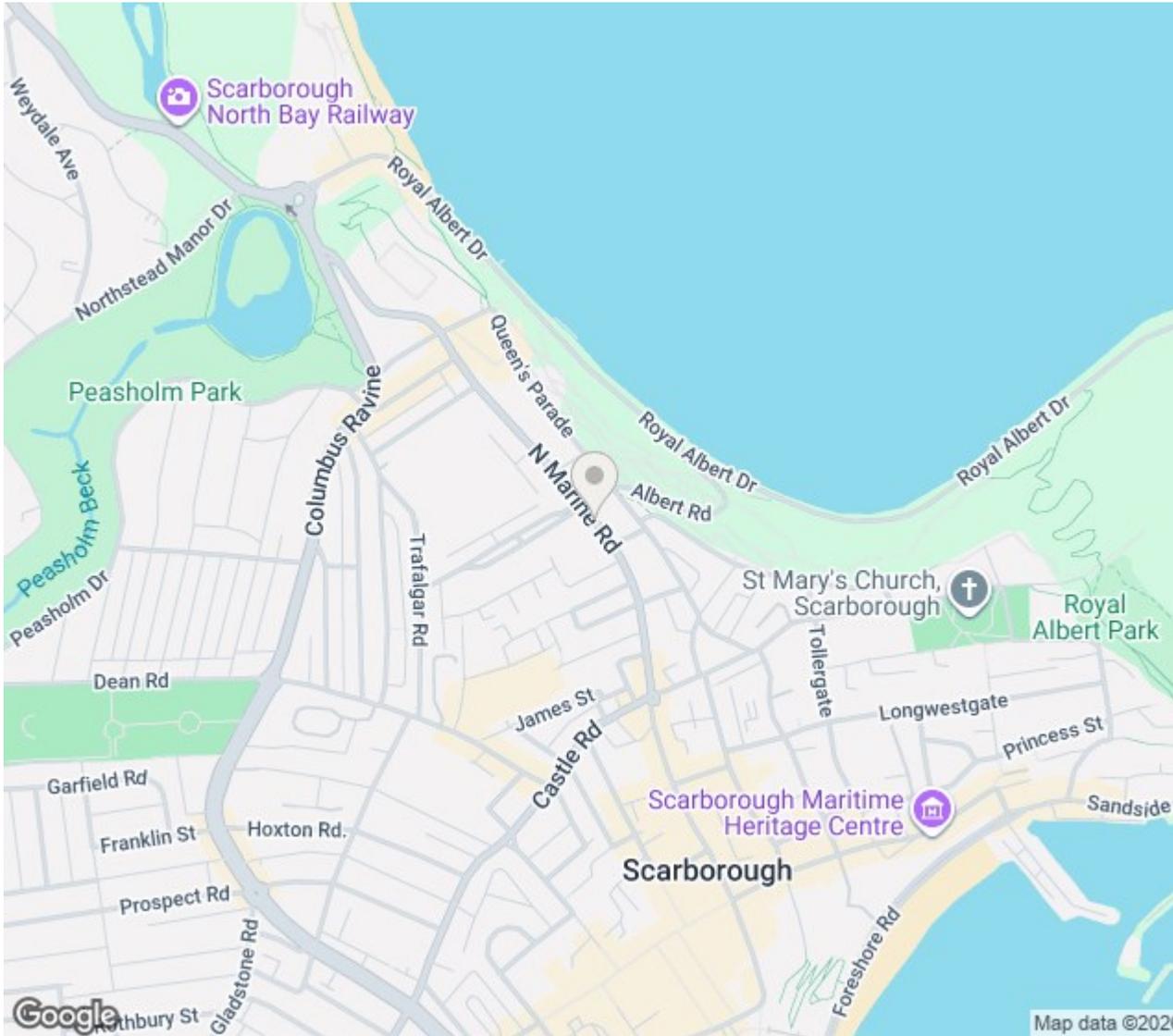
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

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

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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