



38 Avenue Victoria, Scarborough YO11 2QT

Offers In The Region Of £500,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



Occupying an enviable position on Scarborough's desirable SOUTH CLIFF, this ideal investment opportunity comprises of a block of five, spacious self-contained apartments with in total eleven bedrooms. The current vendors have ran as a successful HOLIDAY LETTING business with numerous repeat and forward booking being noted. In our opinion, there is scope to ADD VALUE by creating a further apartment at ground floor level which would increase the income stream. There is also a sizeable garage accessed off Back Avenue Victoria which could also be rented out.

The property is well located for a wealth of amenities including local shops, eateries, post office, with Ramshill shopping parade, Scarborough Town Centre and Scarborough's South Bay beach also being within proximity. If the properties were to all be rented out on standard AST's the block would make circa £40,000 + per annum and potentially significantly more if holiday let. (Further details available by request please call the office and ask for Phil Fletcher).

Viewing does come highly recommended for this great investment opportunity. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk.



EPCs:

Flat 1 - D (57)

Flat 2 - D (65)

Flat 3 - C (72)

Flat 4 - C (69)

The Annex - E (52)

Top Floor - E (49)

Tenure:

Freehold



Business Rates:

The property has been assessed for Business Rates as follows:

Rateable Value - £6,500

The property qualifies for 100% small business rates relief.

Viewing:

Via sole agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

Details Prepared:
JW 260523

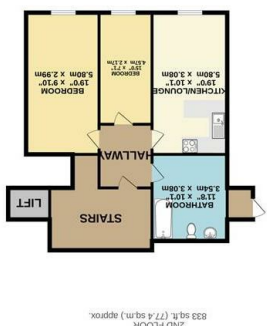
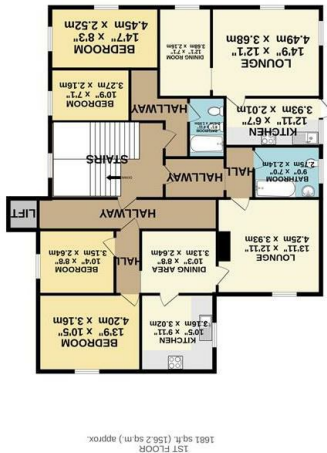


Interested? Get in touch:

19 St. Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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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



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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A+)
(A)	(81-91)
(B)	(69-80)
(C)	(55-68)
(D)	(39-54)
(E)	(27-38)
(F)	(1-20)
(G)	(1-20)
Not energy efficient - higher running costs	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(A+)
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