



Victoria Seaview Queen's Parade, Scarborough YO12 7HU
Guide Price £850,000



*** A SUBSTANTIAL SEASIDE GUESTHOUSE WITH BREATHTAKING COASTLINE VIEWS & PRIVATE CAR PARK
***+++ 32 GUEST ROOMS, MAJORITY WITH EN-SUITES PLUS SPACIOUS 3 x BEDROOM OWNER'S QUARTERS
+++*** DEVELOPMENT POTENTIAL FOR CONVERSION INTO APARTMENTS - SUBJECT TO PLANNING ***Victoria Seaview occupies a quite magnificent elevated position on the famous Northside of Scarborough, with rooms to the front of the hotel enjoying breath-taking views of Scarborough's Castle together with the North bay coastline. The hotel has a fantastic online presence with a 4.5 Star Rating on TripAdvisor (160 reviews) and a 4.7 Star Rating on Google (70 reviews). Guests enter the property from the car park with the hall way leading to the Lounge Bar which benefits from picture frame coastal views. The ground floor also accommodates a full length and well appointed dining room, a further overflow dining area, games room and a guest's bedroom. The lower ground floor is occupied by the owners and provides 3 bedrooms, family bathroom, lounge, dining room, commercial kitchen with pantry, office and a large room that could be utilised for a number of different uses. To the first and second floors there are 7 guest bedrooms on each level with a further 8 at third floor and 9 on the top floor. The bedrooms to the front benefit from stunning coastal and castle headland views and external to the property lies a private car park. Viewing cannot be recommended enough, with all viewings strictly via the sole agents CPH Property Services.

LOCATION:

Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

More precisely, the property occupies a stunning elevated position with breath-taking coastal views. The property is ideally placed for guests to take advantage of the North Bay and is also approximately a ten minute walk to Scarborough town centre.





TENURE:
Believe to be Freehold.

SERVICES:
Mains electricity, gas and water supplies. Prospective purchasers are advised to make their own enquires with regards to services connected.

BUSINESS:
Accounts will be made available to seriously interested parties who have viewed the premises.

BUSINESS RATES & COUNCIL TAX:
Rateable Value: £19,250
Council Tax: Band 'A'

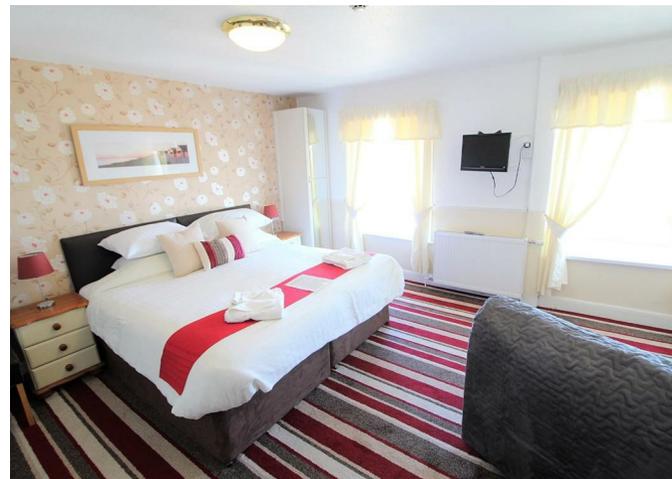
ENERGY PERFORMANCE CERTIFICATE:
The property holds an EPC Band C (66).

VAT:
VAT, if applicable, will be charged at the prevailing rate.

VIEWING:
Via the Sole Selling Agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

01723 352235
sales@cphproperty.co.uk



Interested? Get in touch:

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CPH

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



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A	Very energy efficient - lower running costs	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
Not environmentally friendly - higher CO2 emissions		Not energy efficient - higher running costs	
Current	Potential	Current	Potential

