



The Lincoln, 112 Columbus Ravine, Scarborough YO12 7QZ
Offers In Excess Of £275,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



*** 8 letting bedroom room semi detached guesthouse, all with en-suite facilities + spacious 2 bedroom owners accommodation with owner's lounge and private carpark ***The Lincoln is a very well respected guest house with a 8.5 score with Booking.com and a 4* rating on Tripadvisor. The property benefits from 8 well appointed double bedrooms - all with en-suite facilities. The property also has a generously sized dining room together with a well equipped commercial kitchen. The owners accommodation can be accessed via a private entrance door leading to a utility area, a study area with a double bedroom/lounge at ground floor level and a double bedroom directly above with en-suite. The current owner's have built up a loyal customer base, but there is huge scope to increase revenue by opening all year round. The property is well located centrally to Scarborough town centre, Peasholm Park and Scarborough North Bay therefore affords excellent access to a wide range of attractions and amenities including a choice of popular eating and drinking establishments, Scarborough cricket ground, open air theatre, proposed multiplex cinema and 'Alpamare' waterpark. Internal viewing is highly recommended to fully appreciate the space, and potential on offer from this substantial property.

Location:

Scarborough is an established commercial, tourist and retail centre, lying 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.



The Lincoln occupies a fantastic position on Scarborough's popular Northside and lies in close proximity to the towns North Bay and the ever popular Peasholm Park. The guest house is also located within walking distance of the town centre and the castle.

Inventory:

An extensive inventory of fixtures and fittings to be included in the sale is being prepared and is available to view to seriously interested parties.



Services:

The property benefits from mains electricity, gas and water supplies. Prospective purchasers are advised to make their own enquiries with regards to services.

EPC:

We understand that the Energy Rating for the property is Band C. The full EPC is available to view at our offices for interested parties.

Viewing:

By appointment only via the Sole Selling Agents:

CPH Property Services
19 St. Thomas Street
Scarborough
North Yorkshire
YO11 1DY

Tel: 01723 352235

Email: sales@cphproperty.co.uk

Details Prepared:
12072021 JW



Interested? Get in touch:

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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



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(g2 plus) A	Very energy efficient - lower running costs	(g2 plus) A
	(f1-g1) B		(f1-g1) B
	(e1-g1) C		(e1-g1) C
	(d1-g1) D		(d1-g1) D
	(c1-g1) E		(c1-g1) E
	(b1-g1) F		(b1-g1) F
	(a1-g1) G		(a1-g1) G
Not environmentally friendly - higher CO ₂ emissions	(1-20)	Not energy efficient - higher running costs	(1-20)
Current	Potential	Current	Potential
Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	



What 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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TOTAL FLOOR AREA : 2568 sq.ft. (238.5 sq m.) approx.