



The Cavendish Esplanade Road, Scarborough YO11 2AT
Offers In Excess Of £450,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



"EXCEPTIONAL" - Booking.com
"EXCELLENT" - Google

*** CPH are delighted to be instructed to the market this QUITE EXQUISITE 8 BEDROOM (ALL ENSUITE) semi-detached guest house located on the beautiful South side of Scarborough, within proximity to Scarborough's ESPLANADE and SOUTH BAY. The property also benefits from EXTENSIVE OWNER'S QUARTERS. VIEWING IS A MUST+++

The property occupies a fantastic position on beautiful Esplandade Road and is located in close proximity to a number of local attractions such as Scarborough's renowned Esplanade, Italian Gardens, Scarborough Spa and Scarborough's South Bay. Also within proximity lies Scarborough Town Centre, approximately a 15 minute walk away.

The establishment has earned a well deserved 5 star rating on Tripadvisor based on 243 reviews bagging them a TRIPADVISOR TRAVELLER'S CHOICE AWARD 2021 (ranking them in the top 10% of establishments in the country!), 4.8 stars out of 5 on Google and 9.7 from 172 reviews on Booking.com. The business therefore has an excellent online presence and also benefits from a number of repeat bookings throughout the year. The owners have decided to trade under the VAT threshold and has consistent trading figures and comes to market with numerous bookings for the coming season. The vendors have spent considerable money upgrading the premises during their ownership, including a recent re-roof and only comes to market due to retirement. Viewing is a must. All enquiries to CPH Property Services.

Tenure:
Freehold





The Business:

The business purposefully trades under the VAT threshold, however we feel there is scope to smash through the barrier if desired. The owners typically trade for 7 months of the year. Accounts will be made available to seriously interested parties who have viewed the premises.

Viewing:

Via sole selling agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

Details Prepared:
22112021 JW



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
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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



What every agent has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and 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 is given as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 4408 sq ft (409.5 sq m) approx.



Basement
 561 sq ft (52.1 sq m) approx.



Ground Floor
 1500 sq ft (137.7 sq m) approx.



1st Floor
 1320 sq ft (123.4 sq m) approx.



2nd Floor
 850 sq ft (78.3 sq m) approx.

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

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(A plus) A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

Environmental Impact (CO₂) Rating

