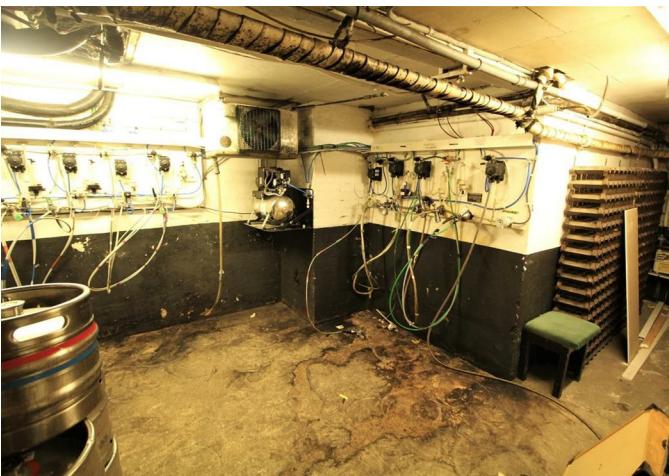
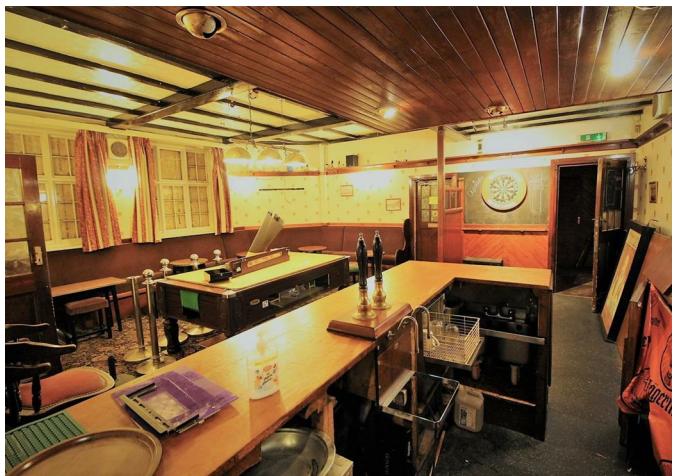




The Tennyson Arms 69-71 Dean Road, Scarborough YO12  
Auction Guide £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++To be sold via Modern method of Auction, The renowned Tennyson Arms, a popular pub with a six bedroom maisonette above, located centrally within Scarborough+++A rare chance to acquire, The Tennyson Arms. A mock Tudor style Freehold pub, with a six bedroom maisonette above. The property comprises on the ground floor; a generous front bar with fixed perimeter seating together with moveable seating and tables, gents toilets, ladies toilets, a generous rear bar with separate access and also access to the the cellar. The maisonette is accessed from a separate door from Dean Road and leads to two floors of spacious accommodation, comprising; lounge, kitchen, six bedrooms with en-suites to three bedrooms, study, bathroom, shower room and a generous roof terrace. This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative

#### LOCATION:

The Tennyson Arms is well located on Dean Road, a key residential area within Scarborough, where business is more prominent and a wealth of amenities lay nearby, including Scarborough Town Centre's main promenade and Scarborough's North Bay Beach.



TENURE:

We have been informed by the vendor that the property is Freehold, with vacant possession available upon completion.

ENERGY PERFORMANCE CERTIFICATE:

EPC Band D (77)

PLANNING:

Prospective purchasers are advised to make their own enquiries with regards to the planning use of the property.

VIEWING:

All viewing to be via the agents, CPH Property Services.

CPH Property Services  
19 St Thomas Street  
Scarborough  
YO11 1DY

[sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)  
01723352235

Details Prepared/Ref  
JWTL/090620

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)  
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

CPH

