



71 Westborough, Scarborough YO11 1TS

Guide Price £395,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to bring to the market this HIGH QUALITY BLOCK OF 4 HOLIDAY APARTMENTS, ideally located to take advantage of all Scarborough has to offer. '71 Westborough Apartments' has been extensively renovated in 2022 by the current owner and comes to the market in truly fantastic order with a 9.4 SUPERB rating on Booking.com and 5 stars on Tridadvisor! To be offered with existing management still in place if new owners want this to continue. Cleaning and laundry is currently undertaken and can also be kept in place , all this runs smoothly together.

Works carried out include a complete rewire from top to bottom, 3 x new 'Ideal' combi boilers, new kitchens and shower rooms, a Grade A fire alarm system with smoke detectors and a self opening velux window to the communal area. The property also benefits from new UPVC sliding sash window front and back and also an intercom system. CCTV is in place to cover internal front and back doors and external CCTV covers the whole front of the building and the access doors at the rear including carpark, all are backed up with motion sensor LED security lights. The business is now well established and comes to the market with an independent website and booking systems with Channel Manager which integrates with Booking.com & Air BnB. The property is currently managed by a very experienced individual who may be happy to continue with the new owners. Numerous bookings have already been received for 2023 and trading figures can be provided to seriously interested parties. The property is exempt from council tax due to small business rates relief.

This is a fantastic opportunity to acquire a stunning central block of holiday apartments with its OWN CAR PARK! All enquiries via the Sole Agents CPH Property Services - 01723 352235.



9.4 Superb
35 reviews



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.

More precisely, the property lies on Westborough, which is a popular commercial & residential locality. Westborough is ideally located to take advantage of the town centre, open air theatre and both north and south bays.

TENURE:

Freehold.

ENERGY PERFORMANCE CERTIFICATES:

To follow.

VIEWING:

Via the Sole Agents
CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY
01723 352235
sales@cphproperty.co.uk

DETAILS PREPARED:

23032023 JW

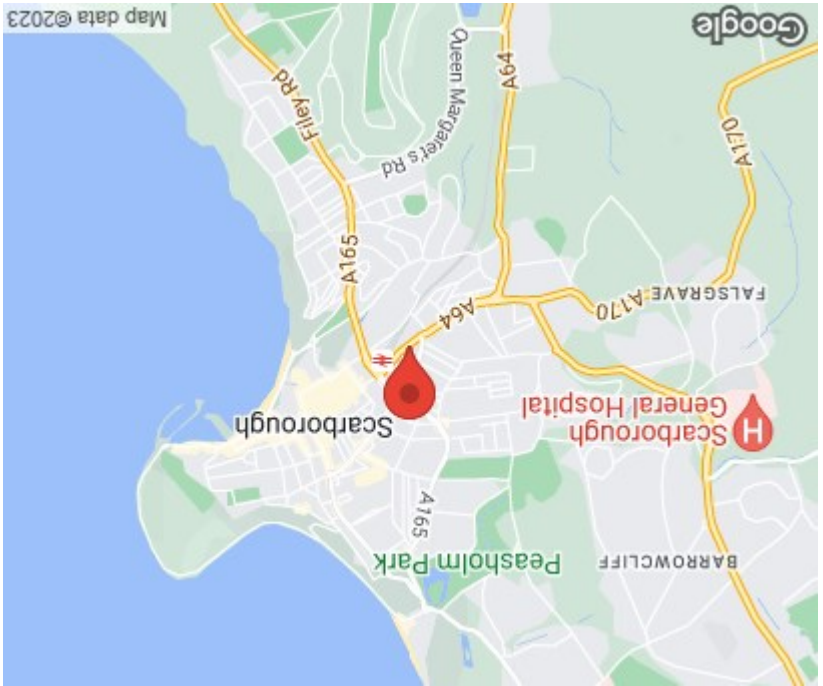
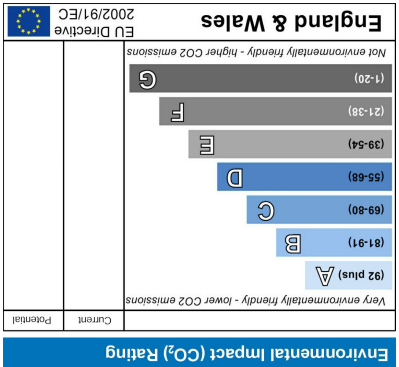
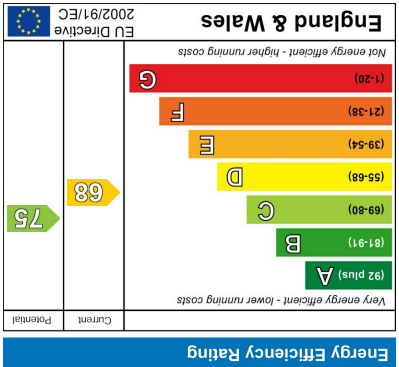


Interested? Get in touch:

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

CPH

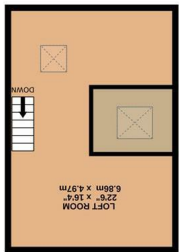
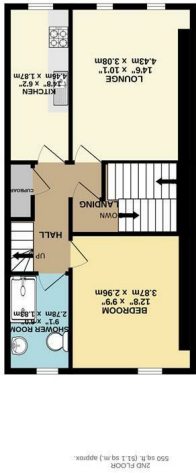
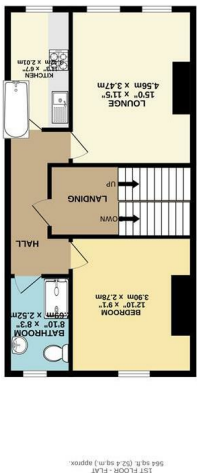
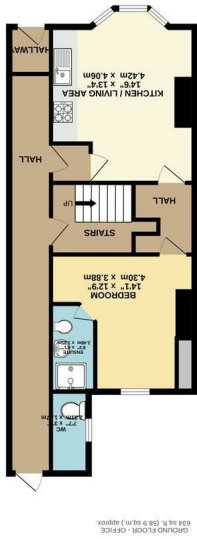
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



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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TOTAL FLOOR AREA: 2729 sq. ft. (253.5 sq.m.) approx.



Basement - Flat: 631 sq. ft. (58.4 sq.m.) approx.
 Ground Floor - Office: 634 sq. ft. (58.9 sq.m.) approx.
 1st Floor - Flat: 564 sq. ft. (52.4 sq.m.) approx.
 2nd Floor: 550 sq. ft. (51.1 sq.m.) approx.
 3rd Floor: 350 sq. ft. (32.3 sq.m.) approx.