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Carlton House Guesthouse, 1-3 Carlton Terrace,

Guide Price £875,000



Carlton House

- Established Victorian guesthouse close to South Bay Beach
- 21 en-suite guest bedrooms
- Planning has been granted for an additional 8 rooms: 6 in the lower ground floor and 2 on the ground floor.
- Strong trading location within Scarborough's thriving tourism market
- Comprehensive refurbishment completed in 2022
- Exceptional turnkey hospitality investment opportunity

Occupying a prominent position on Scarborough's highly regarded South Cliff, Carlton House Guesthouse is an impressive Victorian guest house offering an exceptional hospitality opportunity in one of the town's most sought-after coastal locations. Situated on the elegant Carlton Terrace, the property enjoys close proximity to the golden sands of South Bay Beach, the Esplanade, and Scarborough's many attractions.

Beautifully remodelled in 2022, the guesthouse offers a unique accommodation experience, combining a warm, homely atmosphere with individually designed rooms that showcase the timeless character and charm of its Victorian heritage. Arranged over five substantial floors, the property comprises 21 well-appointed en-suite guest bedrooms, thoughtfully designed to provide a high-quality guest experience while retaining an abundance of period features and architectural elegance. There is planning permission for another additional 8 bedrooms which will make the total of 29 bedrooms.





The accommodation presents a refined mix of stylish interiors, generous proportions and welcoming communal spaces, creating an attractive destination for both leisure and business travellers alike.

The recent refurbishment has enhanced the property throughout, resulting in a turnkey hospitality offering of considerable appeal. The property has a small kitchenette on the top floor and a fully equipped kitchen on the ground floor. They stopped doing food and the property is operating as Room-only Guesthouse at the moment, but if anyone is interested to take it on, they can easily serve breakfast, open cafe, etc.

Further adding to its potential, planning permission has been granted for the conversion of the lower ground floor to create an additional six rooms and two on the ground floor, providing a valuable opportunity to increase capacity and revenue. Please contact our office for further details.

Carlton House Guesthouse represents a rare opportunity to acquire a substantial and established hospitality asset in a prime South Cliff setting, combining strong trading potential with future growth prospects, all within easy reach of Scarborough's picturesque coastline and vibrant town centre.



Buisness Rates

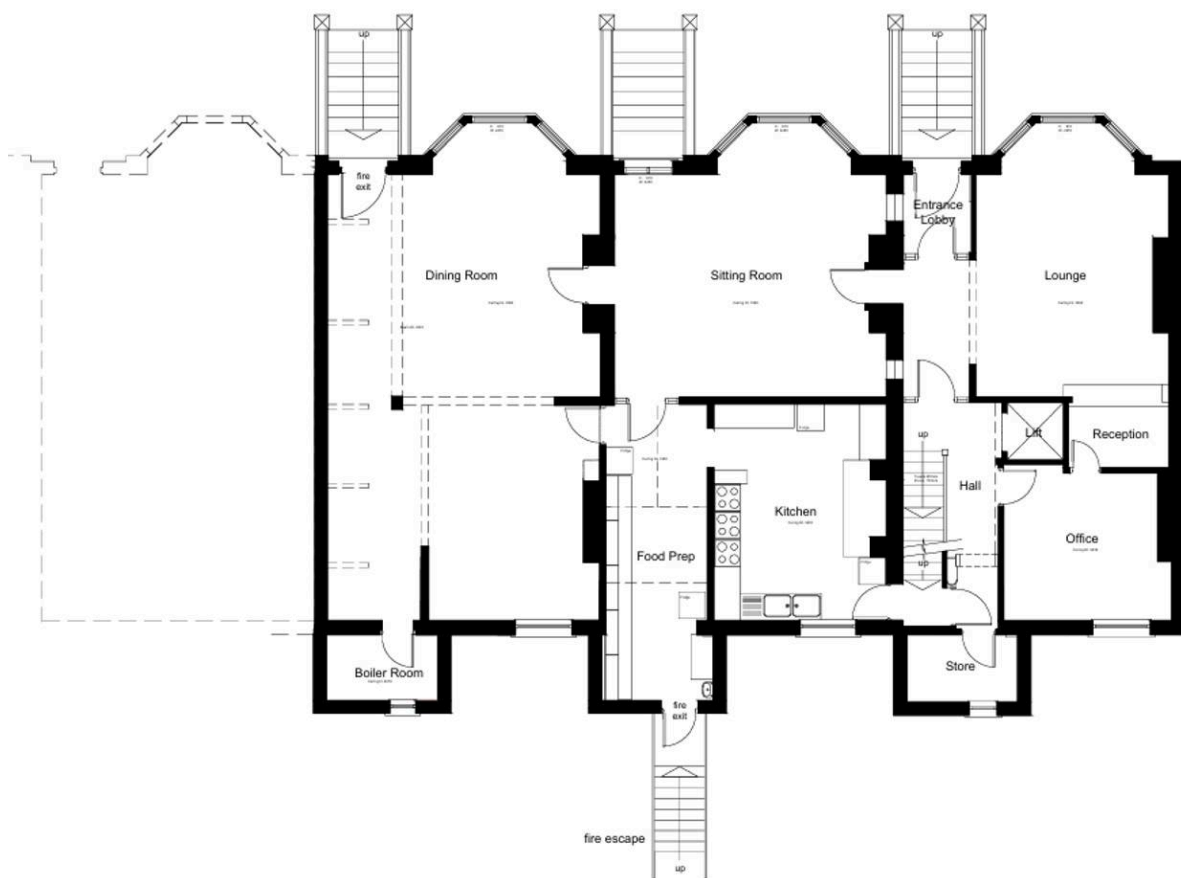
The current rateable value (1 April 2026 to present) is £25,000

Energy Performance Certficiate

Band B (42)

Viewings

Via the sole agents CPH Property Services on 01723 352235 or sales@cphproperty.co.uk 



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