FOR SALE

72 BEDROOM HOTEL WITH SPECTACULAR VIEWS

THE ESPLANADE, BELMONT ROAD, SCARBOROUGH, YO11 2AA

OFFERS IN THE REGION OF £1,450,000

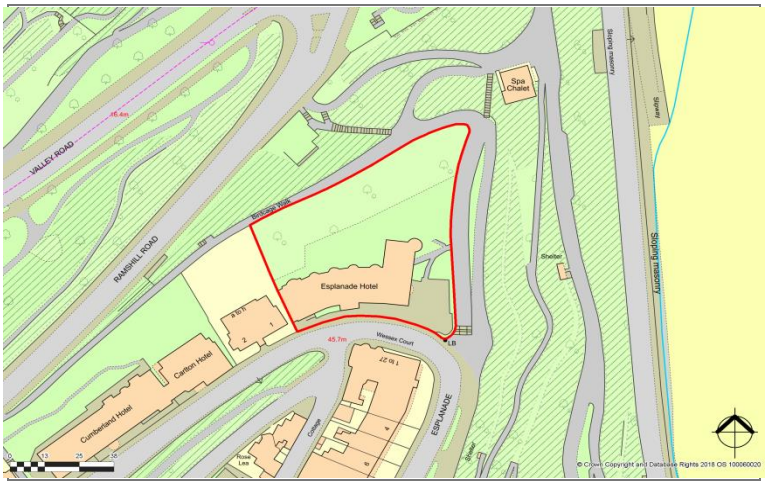
\ Established business; preceding 12 months turnover at £1,161,305 up to August 2019.

\ Full range of bar, restaurant, function and conference facilities.

\ Prominent position overlooking South Bay Beach.

AVAILABLE SPACE

0.40 Hectares (1.00 Acres)



LOCATION

The property is situated on Belmont Road which runs directly off the A165. From an elevated position it overlooks South Sands Beach and Valley Park.

The hotel is positioned within 10 minutes walking distance of the town centre with the prominent uses in the surrounding area being that of leisure and residential.

There are several bus stops within the subject's locality providing access to the town centre and other settlements. Additionally, the railway station provides services to major cities such as Leeds, Manchester, Liverpool and York.

DESCRIPTION

Originally constructed in 1814 the property was converted into a hotel in 1901. It comprises 4 storeys of brick construction with stucco rendering beneath slate covered pitched / flat roofs.

The hotel offers a total of 72 bedrooms all benefitting from en-suites. Also present is a bar, restaurant, two lounges and a conference facility with a capacity of 120 guests.

Externally there are lawned gardens, outdoor drinking facilities and a car park capable of accommodating approximately 10 vehicles.

	HECTARES	ACRES
Site Area	0.4	1.00

RATEABLE VALUE

Description / Hotel and Premises

Rateable value / £64,750

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Price – Offers in the region of £1,450,000.

Trading accounts for the year ended August 2019 show a turnover of £1.16M. The breakdown is; 62% accommodation, 10% beverage and 28% food. Occupancy levels for the year were 69%.

Additional information will be made available to interested parties, preferably who have viewed the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0113 241 0940
Email / steven.jones@eddisons.com
Email / jonny.cooper@eddisons.com

SEPTEMBER 2019
SUBJECT TO CONTRACT
FILE REF / 711.4217A

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

Energy Performance Certificate

Non-Domestic Building

HM Government

Esplanade Hotel
Belmont Road
SCARBOROUGH
YO11 2AA

Certificate Reference Number:
0010-4908-0381-1460-3054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

91 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	3731
Assessment Level:	3
Building emission rate ($kgCO_2/m^2$ per year):	191.12
Primary energy use (kWh/m^2 per year):	1093.01

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

97 If typical of the existing stock