



*** A SUBSTANTIAL SEASIDE GUESTHOUSE WITH BREATHTAKING COASTLINE VIEWS & PRIVATE CAR PARK
***+++ 17 GUEST ROOMS WITH 15 BATHROOMS AND 2 x BEDROOM OWNER'S QUARTERS +++The Cliffside Guesthouse occupies a quite magnificent elevated positioning the famous Northside of Scarborough, with rooms to the front of the hotel enjoying breath-taking views of Scarborough's Castle together with the North bay coastline. The hotel has a fantastic online presence with a 4.5 Star Rating on TripAdvisor (119+ reviews), a 4.5 Star Rating on Google(60+ reviews) and 9/10 rating on Booking.com (183+ reviews). The hotel also has been awarded a 3 Star Visit England rating. Guests are welcomed via an impressive entrance, leading to a wide hallway with stairs to all floors, owner's accommodation and two lounge's, one with a bar. The lower ground floor provides an owner's lounge, a generous dining room and a kitchen/prep room with a variety of storage. To the upper floors of the property lie 17 guest rooms, 15 bathrooms and a WC. The bedrooms to the front benefit from stunning coastal and castle headland views and external to the property lies a private car park. Viewing cannot be recommended enough, with all viewings strictly via the sole agents CPH Property Services.

LOCATION:

Scarborough is an established commercial, tourist and retail centre, 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 occupies a stunning elevated position with breathtaking coastal views. The property is ideally placed for guests to take advantage of both the North and South Bays and is also a five minute walk to Scarborough town centre.

TENURE:

Freehold.



BUSINESS RATES & COUNCIL TAX:

Rateable Value: £10,750

Council Tax: Band 'A'

The property qualifies for 100% Small Business Rates Relief.
Further details on request.

ENERGY PERFORMANCE CERTIFICATE:

EPC BAND D (77)

SERVICES:

Mains electricity, gas and water supplies. Prospective purchasers are advised to make their own enquires with regards to services connected.

VAT:

VAT, if applicable, will be charged at the prevailing rate.

VIEWING:

Via the Sole Selling Agents:

CPH Property Services

19 St Thomas Street

Scarborough

YO11 1DY

01723 352235

sales@cphproperty.co.uk



Interested? Get in touch:

19 St. Thomas Street,
Scarborough YO11 1DY

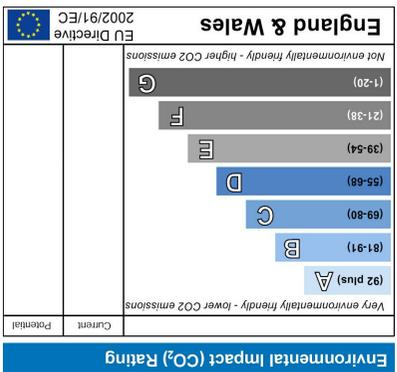
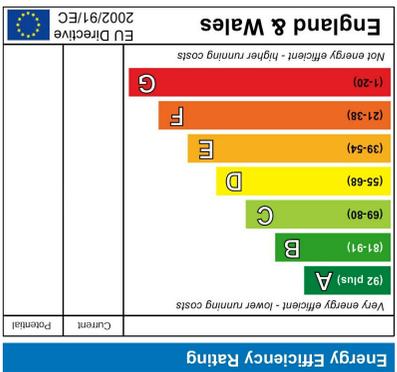
t. 01723 352235

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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 : 5731 sq.ft. (532.4 sq.m.) approx.

