



La Baia, 24 Blenheim Terrace, Scarborough YO12 7HD

Offers In Excess Of £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



*** EXCEPTIONAL SEASIDE GUEST HOUSE WITH BREATHTAKING COASTLINE VIEWS ***+++ 12 EN-SUITE ROOMS TOGETHER WITH 2 x BEDROOM OWNER'S QUARTERS +++

The La Baia guest house occupies a quite magnificent elevated position on the famous Northside of Scarborough, with rooms to the front of the hotel enjoying breathtaking views of Scarborough's Castle together with the Northbay coastline. The guest house has a fantastic online presence with a 5 Star Rating on Tripadvisor (690+ reviews), a 4.7 Star Rating on Google (94+ reviews) and 9.5/10 rating on Booking.com (520+ reviews). The guest house also has been awarded a 4 Star Visit England rating, a Silver Visit England rating and the prestigious Visit England Breakfast Award!

The guest house was originally built in 1855 and has been lovingly owned and run by the same family for over 18 years and comes to the market in excellent order throughout. The guest house benefits from numerous repeat bookings and therefore boasts very impressive trading figures, with sales income consistently over the VAT threshold. The property benefits from mostly UPVC double glazing and gas central heating throughout. Guests are welcomed via an impressive entrance, leading to a wide hallway with a inviting bar and 26 cover dining room. The lower ground floor provides two bedroom owner's accommodation, spacious lounge, office together with commercial kitchen, pantry and stores. The upper floors are accessed via a feature staircase leading to 4 bedrooms on each floor. The bedrooms have been tastefully decorated and all of which have modern ensuite facilities.

The bedrooms to the front benefit from stunning coastal and castle headland views, whilst the rear bedrooms having views of Scarborough town, with the upper floors looking over Scarborough's South Bay. In our opinion, this is a fantastic opportunity for a couple or family to experience a lifestyle change. All enquiries to CPH Commercial.





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.

SERVICES:

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

BUSINESS:

Accounts will be made available to seriously interested parties who have viewed the premises. We can confirm the current owners trade over the VAT threshold.

BUSINESS RATES & COUNCIL TAX:

Rateable Value: £6,900

Council Tax: Band 'A'

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

INVENTORY:

A detailed inventory will be made available to interested parties.

EPC:

The property holds an EPC Band D (87).

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,
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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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

Environmental Impact (CO₂) Rating

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

Energy Efficiency Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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