



The Ambassador Hotel & The Beach House, Esplanade,  
Scarborough YO11 2AY  
Guide Price £2,500,000

Prestige  
Collection  
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# Esplanade, Scarborough

Guide Price £2,500,000

FOR SALE | The Ambassador Hotel | An outstanding and rare hotel opportunity situated on the beautiful North Yorkshire Coastline.

CPH Property Services are delighted to bring to the market this 19,700+ sq ft, 43 bedroom hotel with BREATHTAKING VIEWS of the historic seaside town of Scarborough. Scarborough is a hugely popular tourist destination and one of the busiest seaside towns in the UK. The town has a multitude of attractions including its historic castle, glorious beaches, The Open Air Theatre and its proximity to the North York Moors National Park.

The current owner's are mid way through a full refurbishment programme across the entire building which includes a rewire, full new heating system, external stonework replacement and reroof together with a complete cosmetic upgrade internally. Trading figures are available for The Ambassador Hotel pre-covid on request.

The property offers endless opportunities as it has hosted many weddings & celebrations over the years with a function room at lower ground floor level together with a lounge/bar area at ground floor level with exquisite coastal views from the beautiful bay windows. The hotel also

Circa 20,000 sq ft, 43 bedroom all en-suite hotel with spa facilities including heated swimming pool, sauna, mud room together function room lounge / bar area.



boasts a heated swimming pool with showers and sauna, mud room and also a conference room.

There may be also scope to redevelop the property for residential purposes (subject to gaining the necessary planning permission) which could see the creation of a number of high end residential apartments.

Tenure: Freehold

Rateable Value: £58,500

EPC: Band D (76)

All enquiries to CPH Property Services

Please note: The premises known as 'The Beach House Rooms' at 38 Esplanade now no longer forms part of the subject property for sale and will be retained by the family for their own use. Further information is available on request.



Perfectly situated on Scarborough's historic and beautiful Esplanade, with breathtaking views of the North Yorkshire coastline.



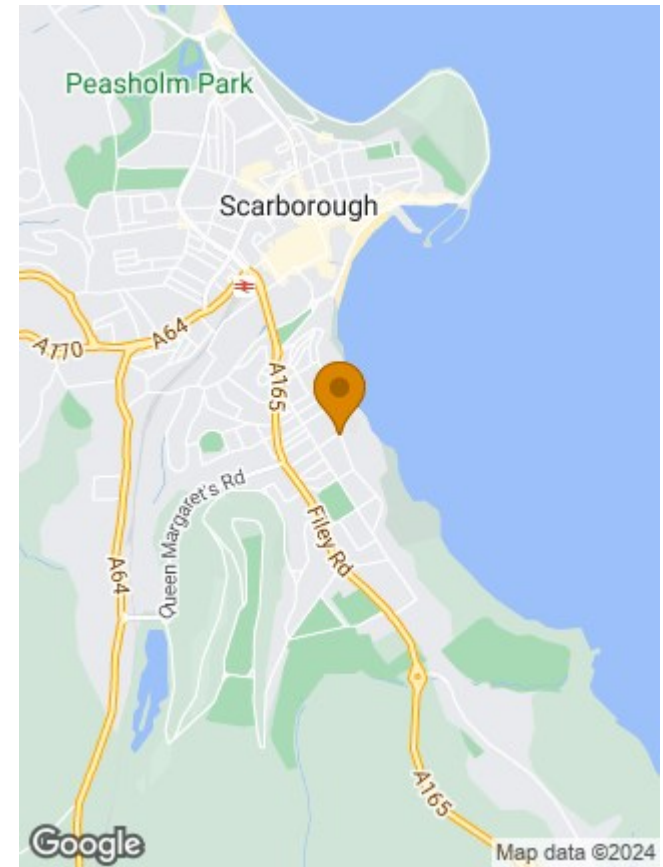






TOTAL FLOOR AREA : 19735 sq.ft. (1833.4 sq.m.) approx.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Interested? Get in touch today:**

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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