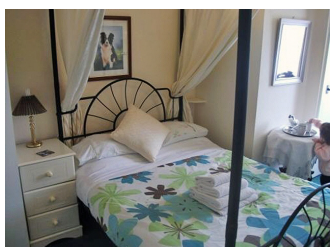


Ref: 2603 - Albermarle Hotel



22-23 Albermarle Crecent
Scarborough
North Yorkshire
YO11 1XX

24 LETTING ROOM HOTEL - NORTH YORKSHIRE
Thriving business with scope for further improvement
Spacious 1 bedroom private owners' accommodation
Popular coastal tourist destination of Scarborough
Can easily be converted back to two properties
Wonderful town centre trading location
Early viewing strongly advised
Ideal development opportunity
All year round HMO licence
15 permanant tenants
FREEHOLD

ASKING PRICE
£549,000 Plus SAV

Ref: 2603

Location

This superb 24 letting room hotel with 1 bedroom private accommodation is located in the heart of Scarborough town centre. It is surrounded by complimentary businesses providing wonderful opportunities for passing trade. Scarborough is a town on the seacoast in North Yorkshire. It is best known as a popular tourist destination with beautiful sandy beaches and a multitude of attractions it is widely recognised as the largest holiday resort on the Yorkshire coast and is affectionately known as 'Heartbeat Country' made famous by the popular ITV drama. Scarborough is reached easily via the A165 coast road linking the town with nearby Whitby and Bridlington, the A64 provides access to York and further access to the UK's wider motorway network via the A1 and M1.

Business History

Online Business Sales are delighted to offer to the market this superb and spacious 26 letting room hotel with 1 bedroom private accommodation which has been established for 50 years and has been in the capable hands of our client for the previous 17 years. The only reason this superb opportunity is being made available is so our client can relocate overseas. Since owning the business our client has and continues to invest heavily on the premises to the point that they are in full walk-in condition for any prospective purchaser. We are advised of a good annual turnover with good gross profits which are derived from the letting of our clients beautifully presented guest rooms. Our client also benefits from a contractual arrangement with the local authority which brings in a substantial and regular income added to 10 permanent residential lettings within the hotel. Our client has a wonderful reputation and benefits from a high percentage of repeat and regular visitors. Our client currently has 15 permanent tenants. There is great scope to further increase turnover as the business is now run at a pace to suit our client's lifestyle, a more aggressive marketing strategy for example could prove to be beneficial as only limited advertising is currently employed. This is a wonderful opportunity to purchase a thriving business in a superb trading location and as such early viewing is highly recommended as this business is not to be missed.

Financial Profile

Turnover: £75,000pa
Stock approximately: £500

Tenure

We are advised freehold

Opening Hours

Trades all year round

Accommodation

Accommodation

Substantial 24 letting room hotel, with all year round HMO licence, formerly 2 buildings converted to one property in superb trading location approximately 2 minutes from the town centre, briefly comprising:

Basement: Superbly presented split level dining area with breakfast serving area, pool table, 2x spacious kitchens, access to rear yard and front gardens plus owners' private 1 bedroom with lounge and private bathroom.

Ground Floor: Twin secure entrances leading to reception area, beautifully presented residents lounge and bar, 2x family rooms with en-suite, 1x standard family room, 1x standard double room, 1x single room with en-suite, stairs to basement dining room and a twin staircase leading to first floor.

First Floor: 4x communal toilet facilities, 2x family rooms with en-suite, 2x standard single rooms, 2x standard family rooms and twin staircase leading to second floor.

Second Floor: 2x double rooms with en-suite, 1x standard single room, 1x standard family room, 2x standard double rooms, 1x family room with en-suite, 1x standard twin room, communal shower room & twin staircase to 3rd floor.

Third Floor: 3x standard double rooms, 1x toilet, 1x toilet/shower room, 2x double rooms with family living room annex (4 rooms in total) and 1x family bathroom.
External: Rear yard with 2x garages and garden to front.

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient the building is.