

FOR SALE

SEFTON HOTEL

26 FLAMBOROUGH ROAD, BRIDLINGTON, YO15 2HX

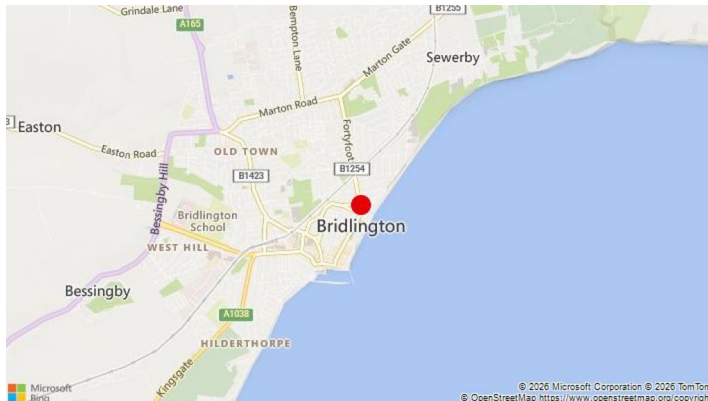


Hotel/B&B

Price - £425,000

Property Features

- Prominent Property Close to the Seafront and Town Centre
- 12 Well-Appointed Ensuite Bedrooms & 3 Bed Owners Accommodation
- Licenced Bar
- Large Ground Floor Dining/Function Space
- Maximum of 11 Parking Spaces to the Side
- Self-Contained Flat
- Consistent and Profitable Accounts



Enquiries

Andrew Spencer
DDI 01904 659990
andrew@barrycrux.co.uk

Location

The Sefton Hotel occupies a prominent position on Flamborough Road close to the seafront and the town centre of Bridlington. It is surrounded by a mixture of residential and guest house/bed & breakfast accommodation. Bridlington is a long-established and popular east coast seaside resort, drawing visitors throughout the season from the surrounding area and further afield. The town has a resident population of 38,000 which swells considerably during the holiday season. It is well connected with road and rail links.

Description

The hotel is a detached brick built 3-storey property under a pitched roof with a single storey flat roof extension to the rear. It has 12 ensuite letting rooms, with 3-bedroom owners flat on the top floor and large dining/function room with bar at ground floor level as well as a self-contained one-bedroom flat.

Our client is now ready to retire hence offering the property for sale. The business shows consistent levels of net turnover and profits with many customers visiting on an annual basis. The town enjoys strong trade in the summer months with a good steady market for contractors throughout the winter months. Our client has not particularly pushed the function element of the business and potential exists to develop this further.

Subject to planning permission, it may be possible to convert the property for other uses such as residential or holiday lets.

Accommodation

Ground Floor

Accessed via a lobby to the front this leads into the spacious reception area, which also doubles as a guest lounge. Running off this is the breakfast room which has 16 covers, clean fresh décor and laminate flooring throughout. Beyond this is the dining/function room which can accommodate up to 50 covers. This offers an open space with tiled flooring. There is a bar area to the side, which has a single bar server and seating for a further 16 customers.

Ancillary accommodation at this level includes ladies and gentlemen's customer toilets, catering kitchen fitted with a range of stainless-steel fittings and extraction, a prep/storage room, laundry, and owner's lounge/staff room.

There is a ground floor guest room which is a well-appointed twin room with ensuite facilities.

Towards the front is a one-bedroom self-contained manager's flat that also has a bathroom, small kitchen and living space. This space could easily be converted to provide 2 further guest rooms, a family room or a disabled access room.

First Floor

Seven letting rooms with 4 double/twin, 2 single and 1 family room all of which have ensuite bathrooms with shower facilities. Storage is also available.

Second Floor

This floor provides a further 4 rooms with 3 double/twin rooms and 1 family room, all ensembles.

The main owner's accommodation consists of 2 double bedrooms, a single bedroom/office, a lounge and bathroom. One of the double bedrooms has an ensuite.

External

There is small enclosed private yard space to the rear. To the side are up to 11 car parking spaces, providing guests with parking within the marked bays.



Services

We understand that all mains' services are connected to the property. Interested parties are to make their own independent enquiries.

Trade and Business

Our client currently trades the business on a year-round basis, although by their own admission they are not pushing the potential function trade available to them. Consistent levels of net turnover are in the region of £2,000 per week. They are also not offering evening meals to guests or the wider public.

Fixtures and Fittings

Most fixtures and fittings are in the sale, although some personal items will be removed. An inventory will be provided.

Local Authority

East Riding of Yorkshire

Business Rates

RATEABLE VALUE	RATES PAYABLE
£12,500	£79.58

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Value Added Tax

VAT may be charged at the prevailing rate.

EPC Rating

An EPC has been commissioned and will be available in due course.



01904 659990
www.barrycrux.co.uk

Barry Crux & Co is a Trading name of Garness Jones (Commercial) Limited, who, for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial) Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

