

FOR SALE

BEACH HOTEL

THE PARADE, SANDSEND, YO21 3SZ

BARRY
CRUX 

Hotel/B&B

Price - £1,400,000

Property Features

- Seafront location with stunning sea views.
- Highly visible and central position in this busy tourist location.
- Ground floor bar and utility spaces.
- First floor 30 cover dining space.
- Seven ensuite letting rooms & 2-bedroom owners flat.
- Garden space to the rear.



Enquiries

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Location

The Beach Hotel occupies an enviable position on the seafront in the ever-popular tourist hotspot of Sandsend. It has stunning sea views and direct access to the beach. Sandsend is 3 miles North of Whitby and provides convenient access to Whitby, the North York Moors National Park and the wider Yorkshire Heritage Coast, making it well placed to benefit from year-round tourism and leisure trade.

Description

A mid-terrace 3 storey property of stone construction under a pitched roof with some single storey extensions to the rear. There is an enclosed garden area to the rear. Internally, there is a bar area on the ground floor with first floor dining room and 7 ensuite rooms spread across the upper floors.

The property has been in our client's family ownership since the 1960's, The business stopped trading in January 2026 due to a bereavement. Our client is still living on site, which ensures the property is heated and maintained. Over the years trade has been strong but in recent years the owners have started to slowly wind the business down.

This presents an excellent opportunity for a new owner to rejuvenate the property and could be operated in a variety of different ways including pub/restaurant with rooms, bed & breakfast, small hotel or possibly even serviced holiday apartments. This would be subject to gaining any relevant permissions.

Accommodation

Ground Floor

Accessed via a small lobby to the front this leads into the bar/reception area. This has quite a traditional pub feel to it with a bar server, carpeted floor coverings, seating on a mixture of perimeter benches and chairs set at loose tables. There is a former tap room, which is now used as storage and what would have been a snug/lounge bar that our client had converted for use as their private lounge.

Ancillary Accommodation at this level consists of a commercial kitchen that would require modernisation to conform to current standards. There is also storage and ladies and gentlemen's customer toilets which are in an external annex accessed via a small, covered alley at the rear.

First Floor

This floor is largely given over to the dining area, which is a bright and airy room. It has covers for 30 guests and benefits from excellent views over the beach and sea. There is also a customer toilet. Two of the guest rooms are located at this level, both of which are double/twin rooms with ensuite showers.

Second Floor

There are five guest rooms on this floor. All are double/twins with ensuite showers. There is also the owner's flat which consists of two double bedrooms, bathroom and a lounge space. One of the bedrooms is ensuite.

External

To the rear is a decent-sized enclosed garden. This can be used as a private space for owner or customer use if preferred.

The property also benefits from planning permission to extend the building.



Services

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

Trade and Business

The business has enjoyed a long and successful history but has been slowly wound down over recent years to the point where it has now closed due to bereavement.

In a location such as Sandsend, which enjoys year-round trade, it should be possible for a new owner to have viable business in a variety of different guises. It may also be possible to convert the building for alternative use, subject to gaining the relevant planning permissions.

Terms

Freehold

Business Rates

RATEABLE VALUE

RATES PAYABLE

£23,000

£7,468.10

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

EPC Rating

The property's energy rating is C68.



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www.barrycrux.co.uk

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