

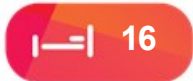


colin ellis

## Blands Cliff, Scarborough, YO11 1NR

Blands Cliff Lodge is a well established 16 letting bedroom guest house with scope for much more. Along with two bedroom owners accommodation there is also potential to complete the conversion of the top floor into a self contained flat and to reopen the cafe. The building also includes a tenanted retail unit on Eastborough. Run by the current owners for over 10 Years and is coming onto the market due to retirement.

Guide Price £595,000



16



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## FULL DESCRIPTION

A substantial five storey end terrace building that is currently arranged as a 16 letting bedroom guest house that has potential to create more letting rooms or additional owners living accommodation.

## LOCATION

Blands Cliff Lodge is conveniently located on the junction of Blands Cliff and Eastborough and is within walking distance of the main town centre and the South Bay.

## SERVICES

All mains services are believed to be connected to the building with the benefit of gas central heating to the main areas of the guest house.

## TERMS

To be sold Freehold and as a going concern.

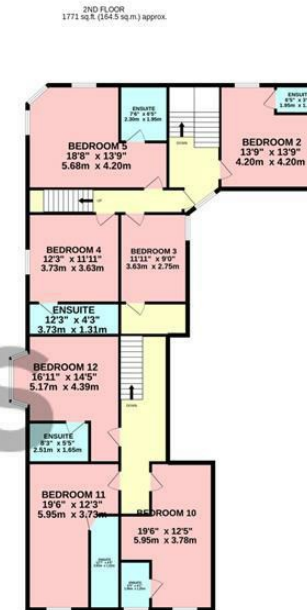
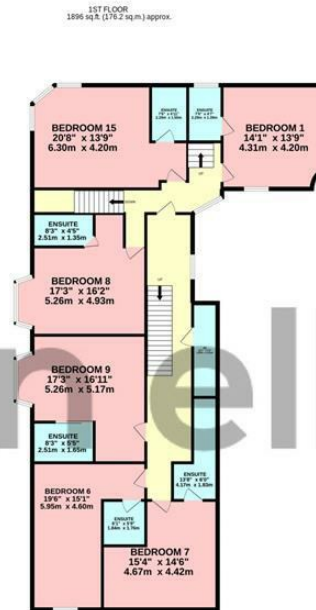
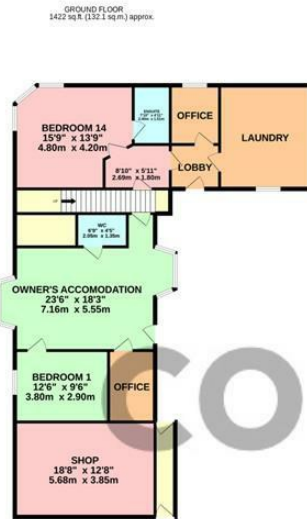
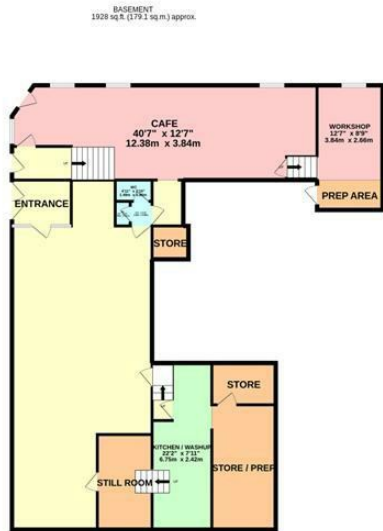
The ground floor retail unit is subject to a commercial lease with a current passing rent of £5,200 per annum.

## VIEWING

Strictly via sole selling agents, Colin Ellis Property Services on 01723 363565







TOTAL FLOOR AREA : 8192 sq.ft. (761.1 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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**Blands Cliff - 18009011**  
**Council Tax Band - Exempt**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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