



The Delmont Hotel, 18-19 Blenheim Terrace, Scarborough YO12 7HE

Offers In The Region Of £1,850,000

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Collection
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Blenheim Terrace, Scarborough

Offers In The Region Of
£1,850,000

FOR SALE | The Delmont 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 16,300+ sq ft, 49 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 refurbishment programme across the guest bedrooms, with 20 out of the 49 en-suite bedrooms having been modernised and styled to a high standard which includes replastering, new electrics, new carpets, new beds and furnishings together with contemporary en-suites. The bar and lounges have been modernised in recent times aswell.

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Please note: The owners sold off the leasehold interest in 20 Blenheim Terrace (owners still retain the freehold) some years ago which comprises of a number of apartments. This block is accessed from Marlborough Street but does include the southern end (left) of the building as seen from the front. Another point to note is the Delmont Social Club, lying at lower ground floor level at the northern end, does not form part of the subject property. Please see the floorplan for further details.

This is a profitable hotel and books can be made available for seriously interested parties. 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: £45,500

EPC: Band C (65)

All enquiries to CPH Property Services



This 49 room hotel enjoys an elevated clifftop position, offering stunning coastline views and is easy accessible to the town centre.







BASEMENT
2486 sq.ft. (230.9 sq.m.) approx.



GROUND FLOOR
3882 sq.ft. (360.7 sq.m.) approx.



1ST FLOOR
3344 sq.ft. (310.7 sq.m.) approx.



2ND FLOOR
3348 sq.ft. (311.0 sq.m.) approx.



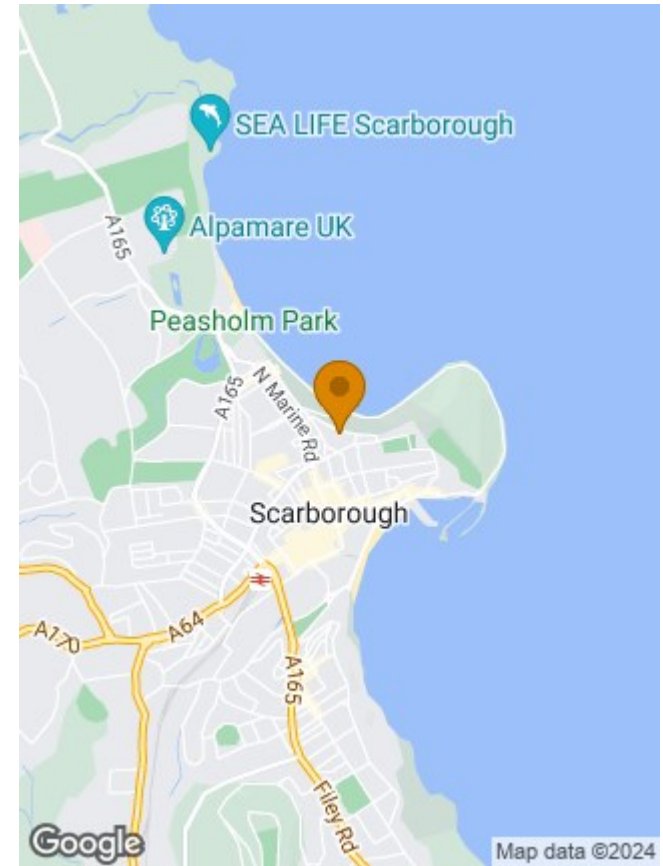
3RD FLOOR
3263 sq.ft. (303.1 sq.m.) approx.



TOTAL FLOOR AREA : 16322 sq.ft. (1516.4 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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