



Blacksmiths Boutique B&B

Ref: 6445134

Blacksmiths Hill, Nr Robin Hoods Bay, Whitby,
North Yorkshire, YO22 4QH

Freehold: £550,000

Visit England 4* rated boutique B&B

10 letting bedrooms including 2 apartments

Set in North Yorkshire Moors National Park

Close to Whitby & Robin Hoods Bay

Breakfast room/conservatory

Ample parking & outside space. Energy Rating C



The Blacksmiths Boutique B&B is superbly positioned on the A171 between the very well known and extremely popular tourist towns of Scarborough and Whitby on the stunning Yorkshire coast. With a backdrop of the beautiful North York Moors National Park, the business is perfectly located as a base to explore the multitude of tourist attractions which the region has to offer including Robin Hoods Bay which is very close by.

The building boasts a total of 10 very well presented letting bedrooms including two apartments (one ideal as owners or managers accommodation) and seven individually styled and themed letting bedrooms.

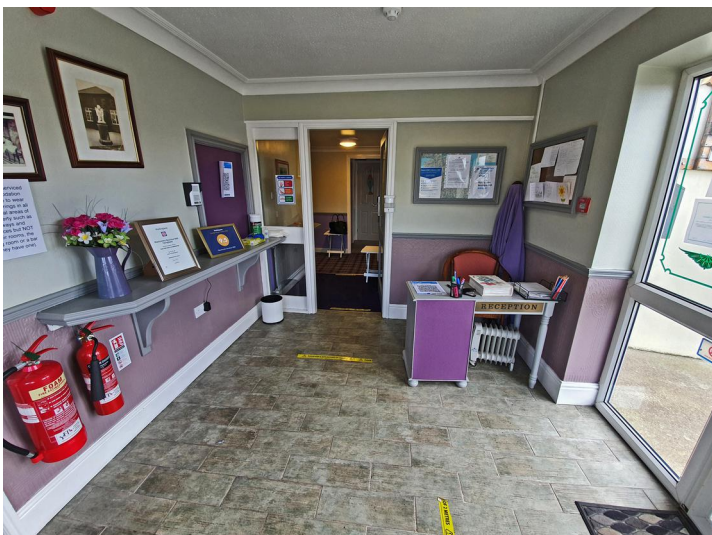
Offering both self catering and bed and breakfast options with a TripAdvisor 5* rating (Excellent), the Blacksmiths is positioned next to a holiday park, pub and petrol filling station, and also boasts sea views from the spacious breakfast conservatory.



Location

The Blacksmiths occupies a convenient roadside position on the A171 in the civil parish of Fylingdales, between Whitby (c. 8 miles North) and Scarborough (c. 11 miles South) on the North Yorkshire Heritage coast and set within the North Yorkshire Moors National Park.

Next door is a petrol filling station, which encourages passing trade to stop.



Fixtures & Fittings

Fixtures and fittings are included with the exception of any items that are personal to our client.

Letting Accommodation

There are seven en suite letting bedrooms, all decorated to the highest standard and individually themed.

In addition, there are two self-contained apartments. The first comprises; two bedrooms, lounge, kitchen and shower room. The other comprises; one bedroom, an open plan lounge/kitchen and a shower room.





External Details

There is ample car parking as well as picnic style seating for guests to the front of the property.

Owner's Accommodation

There is no designated owner's accommodation at present as the current operators live off-site but a prospective buyer could look to live in one of the apartments.

The Opportunity

The Blacksmiths is still a relatively young business, having been established in its current guise in 2018.

The business provides an opportunity for an enthusiastic and energetic operator to capitalise on a huge amount of potential trade.

Situated in an incredibly popular tourist area, the business stands to benefit hugely from the predicted, post-lockdown staycation boom.



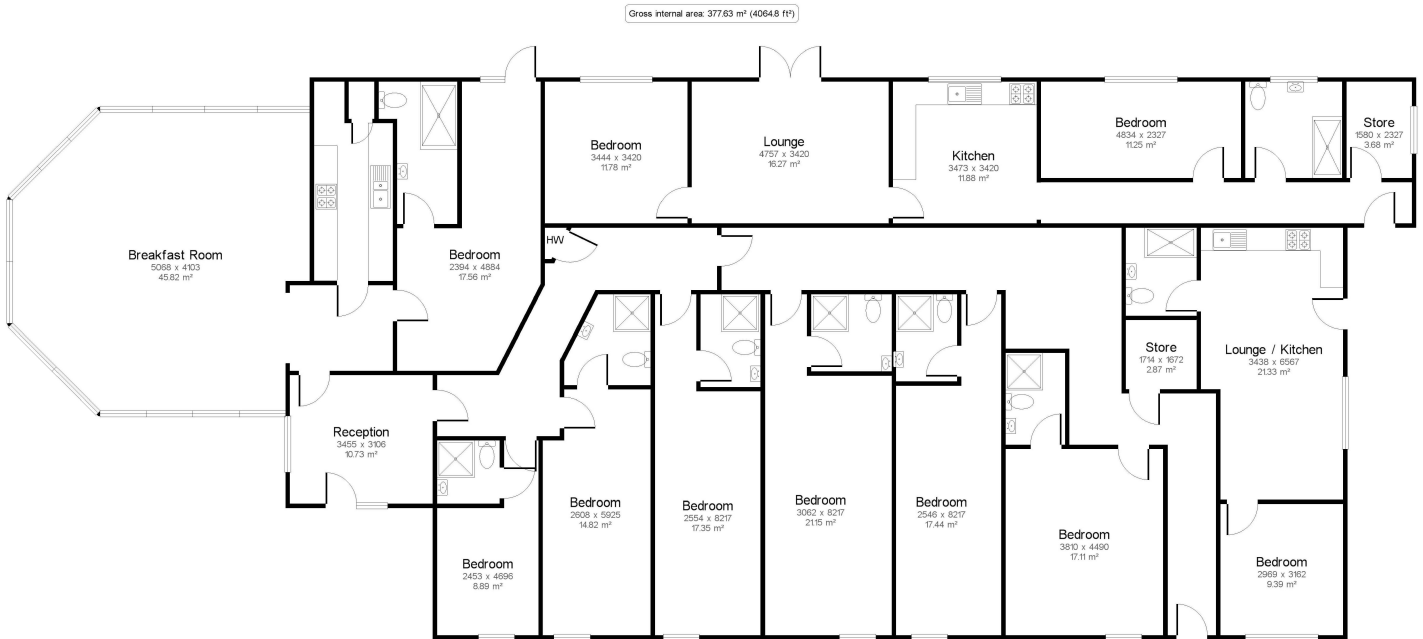
Trading Information

Turnover for the year ending 31/3/22 was £74,605, producing net profits of £15,007.

Trading accounts can be provided to seriously interested parties on request.

Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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