

**All Seasons Boutique Hotel**  
**9-11 Rutland Street, Filey, North Yorkshire, YO14 9JA**  
**Priced to Sell: Freehold £795,000**



Outstanding luxury boutique hotel



14 superb individually styled en suite bedrooms  
Superb king sized and junior suites, luxury double and family rooms



Restaurant/breakfast room



Bar and two residents lounges



Great location, 100m to sea front



Excellent presentation, great reputation and highly rated



Lovely coastal resort on stunning Yorkshire coast



## LOCATION

All Seasons Boutique Hotel enjoys an enviable position within the town, being just a short walk to the sea front and the town centre. Filey itself is a renowned and highly popular tourist town between Scarborough and Bridlington on the wonderful North Yorkshire Heritage Coast, a massive draw for tourism and characterised by its dramatic cliffs and quaint fishing villages.

Visitors to the town are attracted by its award-winning sandy beach, a variety of outdoor pursuits such as walking, cycling and golfing and its bird and animal wildlife, with Filey Bird Garden and Animal Park close by, as well as Flamborough Head Nature Reserve which is just a short drive away.

Bay Water Sports also offers kayaking, paddle boarding and wind surfing for the more outward-bound enthusiast.

Slightly further afield is the North York Moors National Park with its rolling hills and valleys, whilst the historic city of York can be reached by car in around an hour.

## DESCRIPTION

On the ground floor are the two welcoming residents lounges as well as the restaurant / breakfast room which includes a small bar area serving beers, spirits, wines and cocktails. This rooms is bright and spacious and is serviced by a good-sized catering kitchen which is very well equipped with ample cooking, cooling, washing, food preparation and storage facilities.

To the rear is an owner's or manager's en suite bedroom and there are also further storage rooms providing access to the rear garden and hot tub area.

Please click below to view the hotel's website.

[WEBSITE](#)





## LETTING ACCOMMODATION

All 14 sumptuous bedrooms are individually designed and themed and are superbly presented ranging from luxury king and junior suites, to a good mix of luxury, superior double, twin and family rooms.

Each room is furnished to a very high level with outstanding en suite bathrooms and shower rooms.

Guests are offered refinements including Smart TVs with Netflix, slippers and robes, tea and coffee making facilities as well as luxury linen and toiletries.





## THE OPPORTUNITY

Our clients are selling in order to pursue the development of another venture they currently own and we feel that this offers an excellent chance for a buyer to purchase a hospitality lifestyle business in one of the north's most popular coastal resorts. The sale would also allow a buyer to take advantage of the considerable capital investment our client has made, both in the refurbishment of the building and in the development of the business, which is now a highly regarded bed and breakfast business, with superb reviews across all booking platforms and websites.

Reviews are as follows

TripAdvisor – 5 star

Booking.com – 8.5 out of 10

Facebook – 4.5 out of 5

Expedia – 9.2 out of 10

Yorkshire-hotel.com- 8.6 out of 10

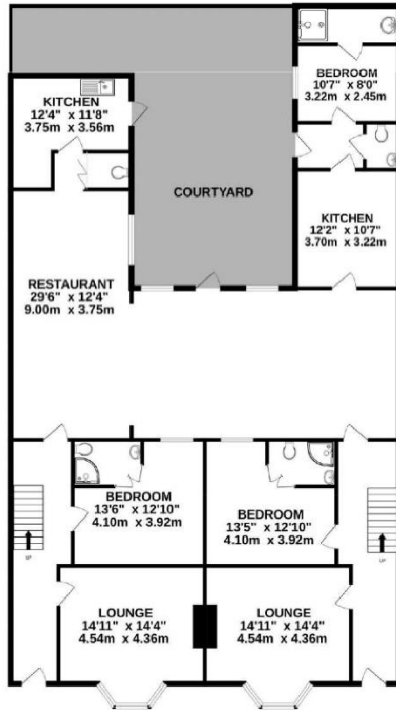
Kayak – 8.6 out of 10

Hotels.com – 9.2 out of 10 wonderful

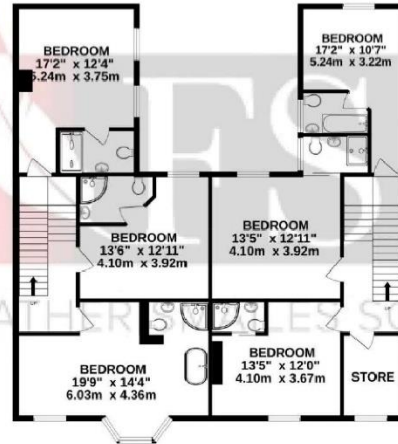




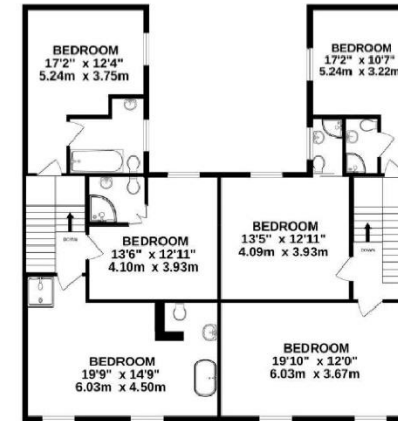
**GROUND FLOOR**  
2189 sq.ft. (203.4 sq.m.) approx.



**1ST FLOOR**  
1378 sq.ft. (128.0 sq.m.) approx.



**2ND FLOOR**  
1374 sq.ft. (127.7 sq.m.) approx.



**TOTAL FLOOR AREA : 4941 sq.ft. (459.1 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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## TRADING INFORMATION

Trading information will be made available to interested parties who have undertaken a viewing of the business.

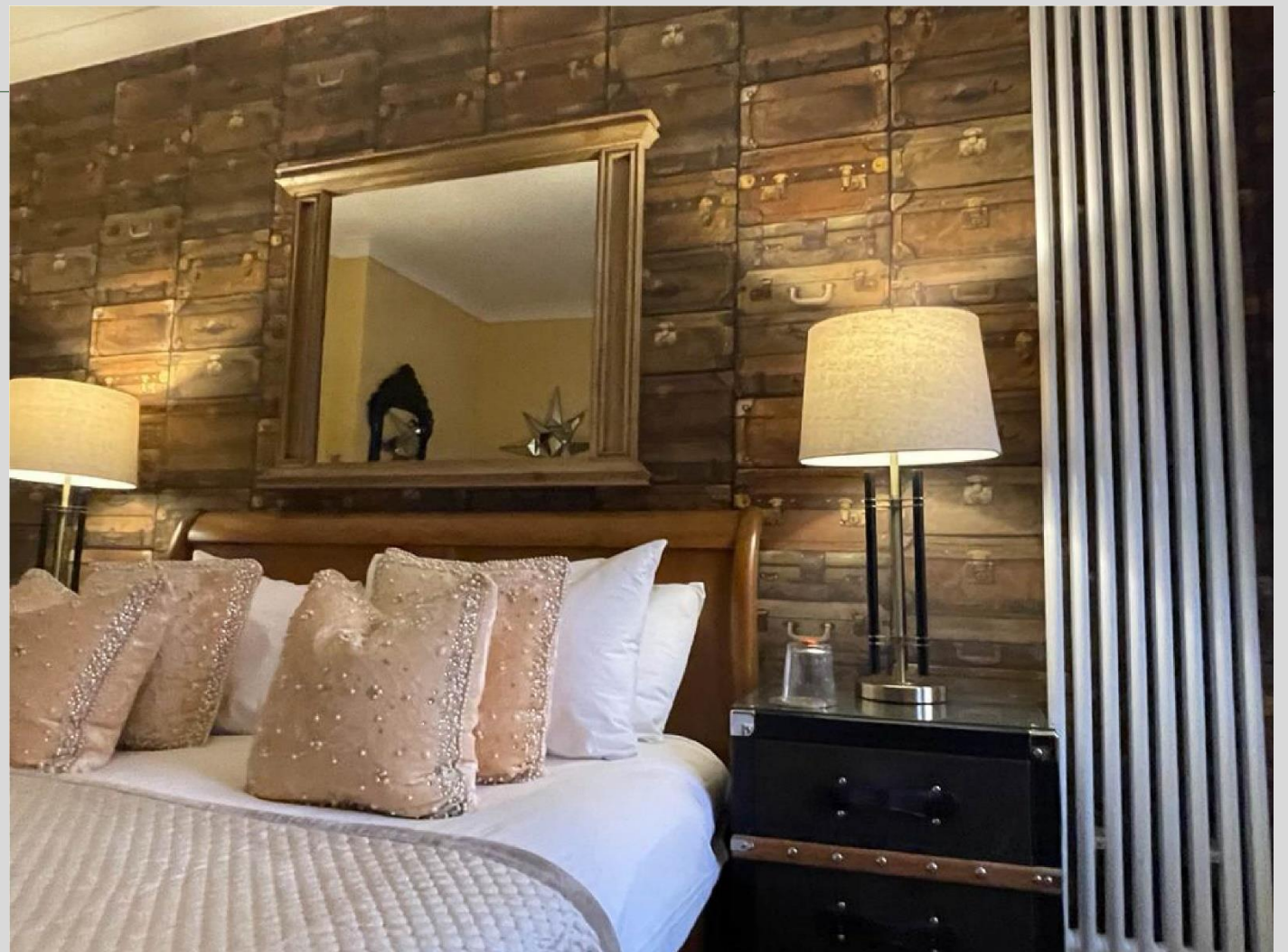
## CONTACT DETAILS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

**Mark Worley**

Director - Hotels +44 (0) 7791 980 852

E [mark.worley@christie.com](mailto:mark.worley@christie.com)



These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. April 2023 The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.