

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



TRADING INFORMATION

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

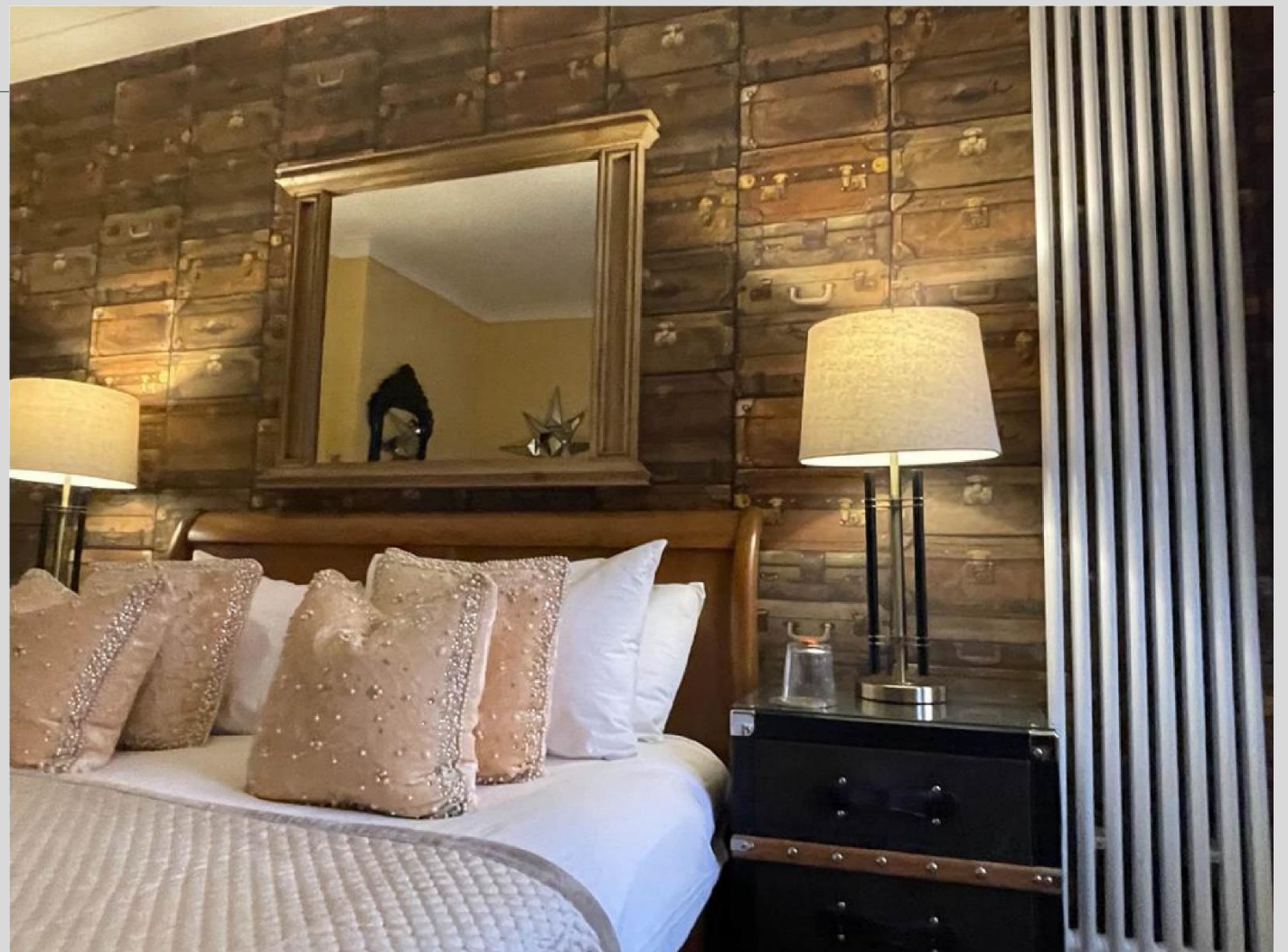
CONTACT DETAILS

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



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