



Ascot House Hotel

*53 Kings Road
Harrogate
HG1 5HJ*

Freehold: £1,450,000

Upon the instructions of the Joint Fixed Charge Receivers
Steven Williams and Joseph Allen of FRP Advisory Trading
Limited

Ref: 5444143

KEY HIGHLIGHTS

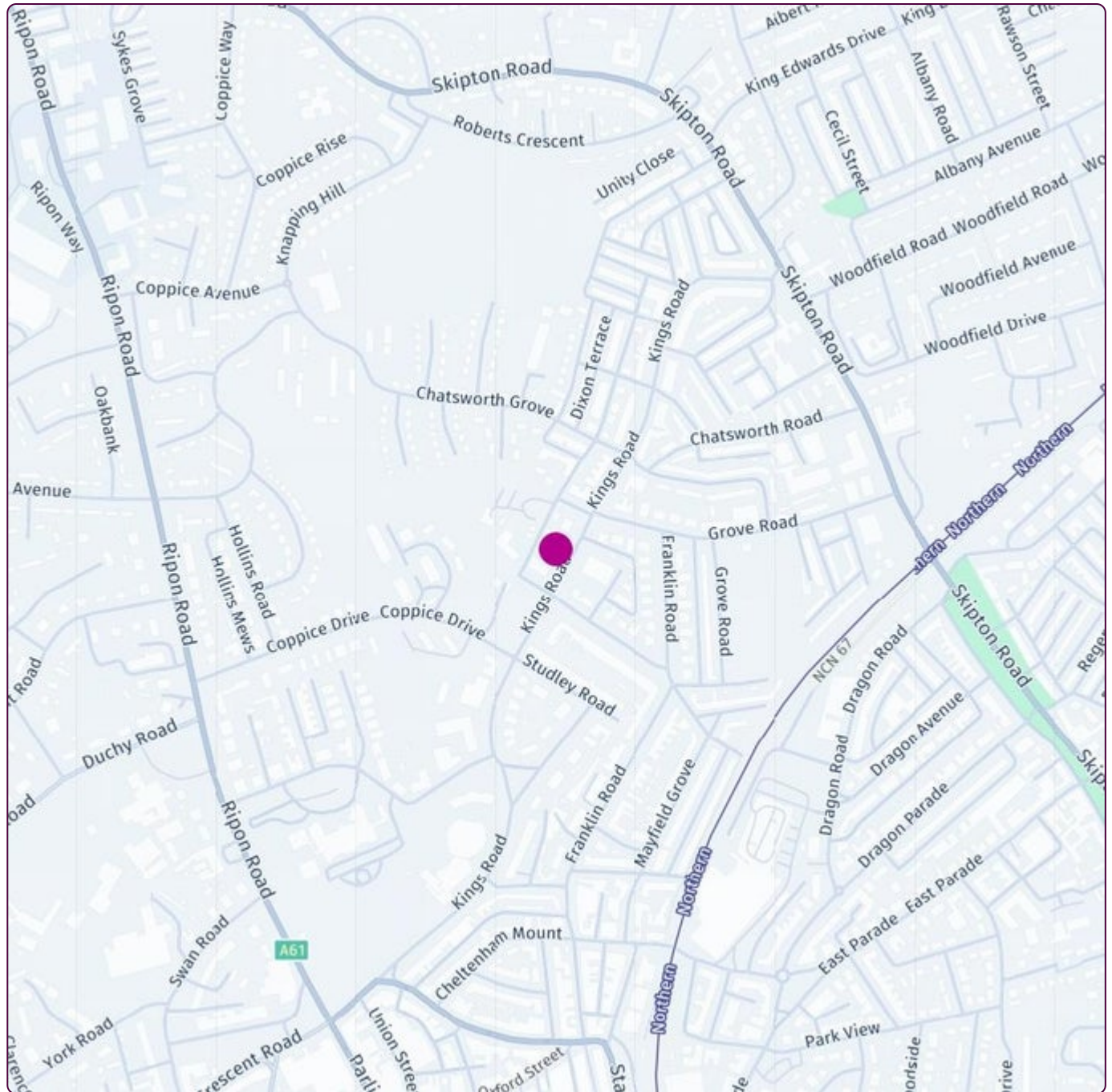
- 19 well presented bedrooms
- 35 cover restaurant space
- Two function suites
- Private car park
- Harrogate town centre location
- Energy Rating C

LOCATION

Ascot House Hotel is situated on King's Road in the centre of Harrogate. Situated 0.2 miles from the Convention Centre and 0.6 miles from the railway and bus stations, the property is in a fantastic location. Harrogate is one of the most exclusive towns in North Yorkshire and boasts a wealth of local attractions and events which draw people from all over the country. The nearby towns of Knaresborough and Ripon, along with Harrogate's close proximity to the Yorkshire Dales, also make it a great base for visitors. Road links include the nearby A61 and A59 that connect to Leeds and York, (16 and 21 miles away respectively) and the A1 (M) is circa 7.5 miles away.

PHOTOS

Please note that the images used in these sales details are for illustration purposes only. The hotel is not trading and the current condition of the property can be seen during a viewing.

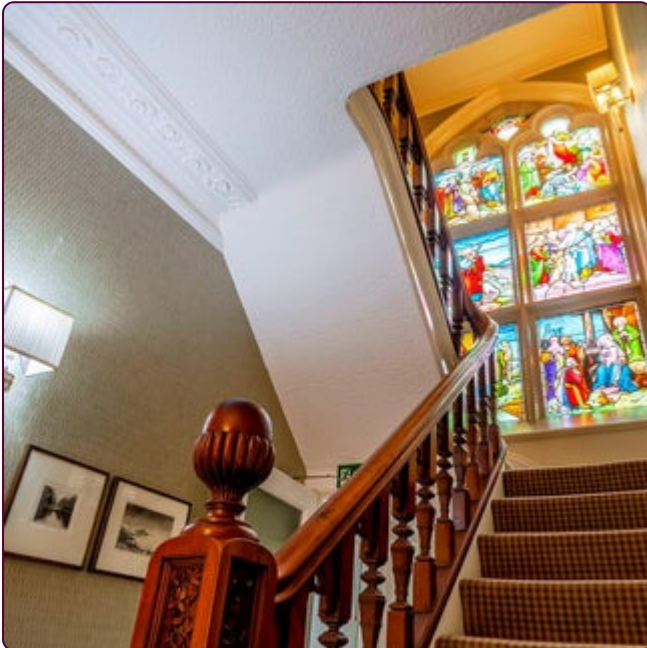


DESCRIPTION

There are 19 en suite letting rooms, two function rooms and a 35 cover restaurant situated in an impressive stone building, with its own private car park, in a prime location in Harrogate.

GROUND FLOOR

The ground floor is over two levels. The grand entrance hall leads into the reception area, breakfast room and restaurant. A hallway leads to the office and the function rooms.



LETTING ACCOMMODATION

The en-suite guest accommodation is laid out over the ground, first and second floors. The rooms are all varied in size and style.

EXTERNAL DETAILS

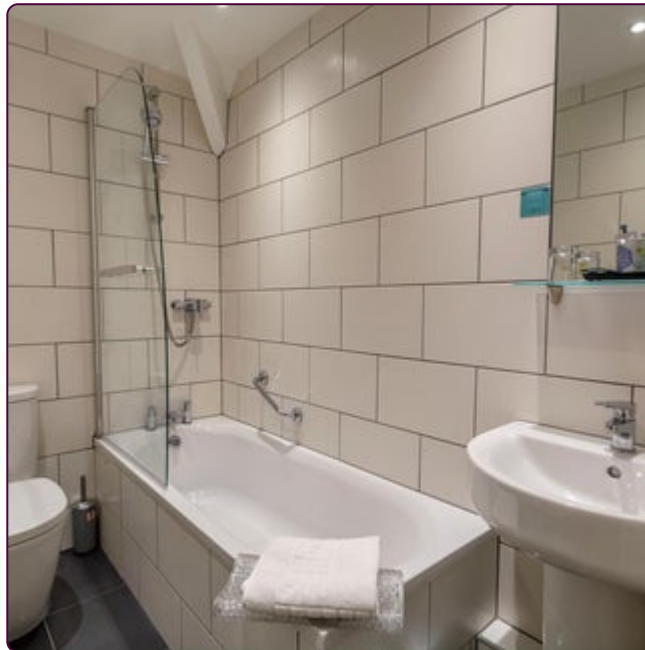
There is a private car park at the front and side of the property along with permit access parking on the road outside of the hotel. There is a terrace area with seating and small grassed areas around the building.

THE OPPORTUNITY

The opportunity to purchase a freehold hotel/property in the heart of Harrogate is a rare one and therefore we expect significant interest. Ascot House Hotel historically had an excellent reputation as a hospitality business. The function areas and restaurant offer an opportunity to maximise additional income streams. The hotel has 19 bedrooms, a restaurant, function/meeting space and offers a lot more property/accommodation than the traditional B&B's in the town.

There is also the opportunity for a new owner to convert the hotel into a more hands off accommodation business, such as an aparthotel or limited staff offering. Subject to planning permission the property has alternative uses including residential. The hotel occupies an excellent location in the much sought after spa town of Harrogate. Harrogate Civic Centre is immediately to the rear of the property, Harrogate Convention Centre is approximately 0.3 miles from the property.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or area error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.

DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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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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