

Directions

Contact

18 Blake Street
York
North Yorkshire
YO1 8QG

E: york@fineandcountry.com

T: 01904 571195

fineandcountry.com

FINE & COUNTRY









11 Bed Commercial located in

FINE & COUNTRY

9 Esplanade Road

Scarborough

Guide Price £550,000
Freehold

11 10 3

Prominently positioned just off Scarborough's sought-after Esplanade, Bay House is an impressive Victorian property with stunning sea views, presenting a unique investment opportunity. The house is just minutes from South Bay, and Cliff lifts take you straight down to The Spa. There is one existing one-bedroom apartment and full planning permission in place to convert the remainder of the accommodation into a further 5 holiday lets with 3 bed and breakfast rooms at the rear. The lower ground apartment is currently a one-bedroom but has planning permission for 2 bedrooms. This grand coastal residence is perfectly suited for high-yield holiday rental income or multi-generational living.

Guide Price £550,000 - £560,000

Occupying a position with unbeatable sea views across Scarborough's South Bay, Bay House is a striking Victorian residence offering rare versatility, timeless architecture, and a substantial income potential. Whether you're seeking an established coastal investment, a boutique hospitality venture, or a multigenerational home, this landmark property delivers on every front.

The layout has been thoughtfully designed to accommodate a blend of private living, guest use, and revenue generation. It currently comprises of:

• Lower Ground Floor: One-bedroom apartment with garden access

• Ground Floor: Large Sea view reception room, an additional bedroom with an en-suite, guest WC, and a private-use bar lounge with access to the lower ground floor

• First Floor: One rear bedroom and a separate one-bedroom apartment featuring an open-plan kitchen/living space and stunning sea views

• Top Two Floors: Full planning permission in place for a further five holiday lets and 3 bed & breakfast rooms, offering significant short-term rental income potential

This is a rare opportunity to secure a seafront property that not only showcases character features but also provides a clear pathway for continued or expanded income.

Whether you're looking for a rewarding lifestyle business, to expand a holiday let portfolio, or create a luxurious residence for multigenerational family living, Bay House presents an outstanding canvas in one of Scarborough's most prestigious locations.

Outside, residents and guests can enjoy all the charms of Esplanade Road — with South Bay Beach, the Cliff Lift, Scarborough Spa, and the Italian Gardens just a short stroll away. The town's renowned cultural attractions, including the Rotunda Museum and Stephen Joseph Theatre, as well as its eclectic mix of cafés, restaurants, and seafront walks, are all within easy reach.

Property Details

Part A

• Tenure: Freehold

• Council Tax Band: A

• EPC Rating: 71 (C)

Part B

• Bedrooms: 11

• Bathrooms: 10

• Reception Rooms: 3

• Parking: On-street parking, residents permit £30 per annum, very quiet one-way street, but garage at rear.

Part C (Material Information - Vendor Advised)

Building Safety:

• No known structural or building safety concerns.

• Vendor confirms asbestos remediation was carried out in 2013; minor asbestos material remains on the lower ground floor, currently deemed safe if left undisturbed.

Restrictions & Rights:

• No known restrictive covenants, rights of way, or easements.

Flood & Erosion Risk:

• Not in a known flood risk or erosion area.

Planning Permission:

• Full permission for 5 holiday lets with 3 extra guest rooms at rear. First floor already completed.

Accessibility:

• Standard access via front and rear.

Coal & Fuel Mining Risk:

• No known risk. (Area not within a designated Coal Authority reporting zone.)

Heating Type:

• Gas central heating throughout.

• Two gas fireplaces installed in 2023.

Electric:

• Mains electricity connected.

• Electrical Installation Condition Report (EICR) issued in 2023.

Drainage:

• Connected to mains drainage.

Broadband:

• Full Fibre broadband available.

• (Check coverage: Openreach Fibre Checker)

Upon receipt of any offer these steps will follow.

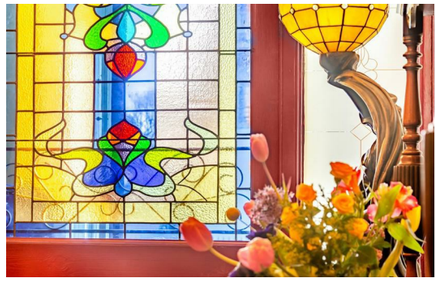
1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

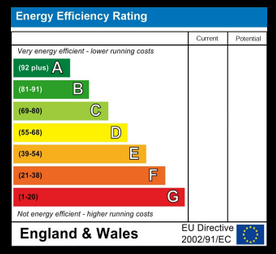
3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).











FINE & COUNTRY