



**The Southgate Bed & Breakfast, Bridlington Street,
Hunmanby, YO14 0JR**

Price £695,000



Bridlington Street, Hunmanby



DESCRIPTION

The Southgate Bed and Breakfast Guest House offers a rare opportunity to acquire a successful and beautifully presented hospitality business in the heart of Hunmanby, near Filey in North Yorkshire. This characterful property includes seven en suite guest rooms, a stylish and modern two-bedroom owner's residence, a full alcohol licence, and historic planning consent for a tearoom—providing a range of operational options for potential buyers.

Originally established as The Buck Inn public house, the building was sympathetically converted into a guesthouse in 2011. Since purchasing the property in 2018, the current owners have significantly enhanced the business, growing its reputation and customer base year after year. The Southgate B&B is now a multi-award-winning establishment, consistently recognised for its high standards of service and accommodation. It currently enjoys a five-star rating on Tripadvisor and has repeatedly received the Travellers' Choice award. It also currently holds an exceptional rating of 9.8 on Booking.com, one of the highest in the UK, and has been acknowledged by HotelsCombined with a Recognition of Excellence. In addition, LUXLife's Resort and Retreat Awards named it the Best Historic Village Pub and Hotel in North Yorkshire.

The property occupies a prime location on Bridlington Street in the centre of Hunmanby, a village once reputed to be the largest in the UK. This popular location attracts steady tourism throughout the year, with excellent access to the North Yorkshire coast. Filey is just a short distance away, while Scarborough, Bridlington and Whitby are all easily reached. The area is also surrounded by some of North Yorkshire's most picturesque landscapes, with walking and cycling routes passing close to the property.

Upon entering, guests are welcomed into a bright and contemporary reception area that flows into a comfortable lounge. This space includes a library of books and DVDs for guest use, as well as a well-stocked honesty bar. The adjacent breakfast room is modern and inviting, with seating for up to sixteen guests. Although the current owners have not made use of the previously approved tearoom licence, the premises offer excellent potential to operate as a daytime café and evening bistro. Behind the dining room is a fully fitted commercial kitchen, complete with stainless steel units, catering equipment and ample storage. There is also a recently installed family bathroom and guest toilet.

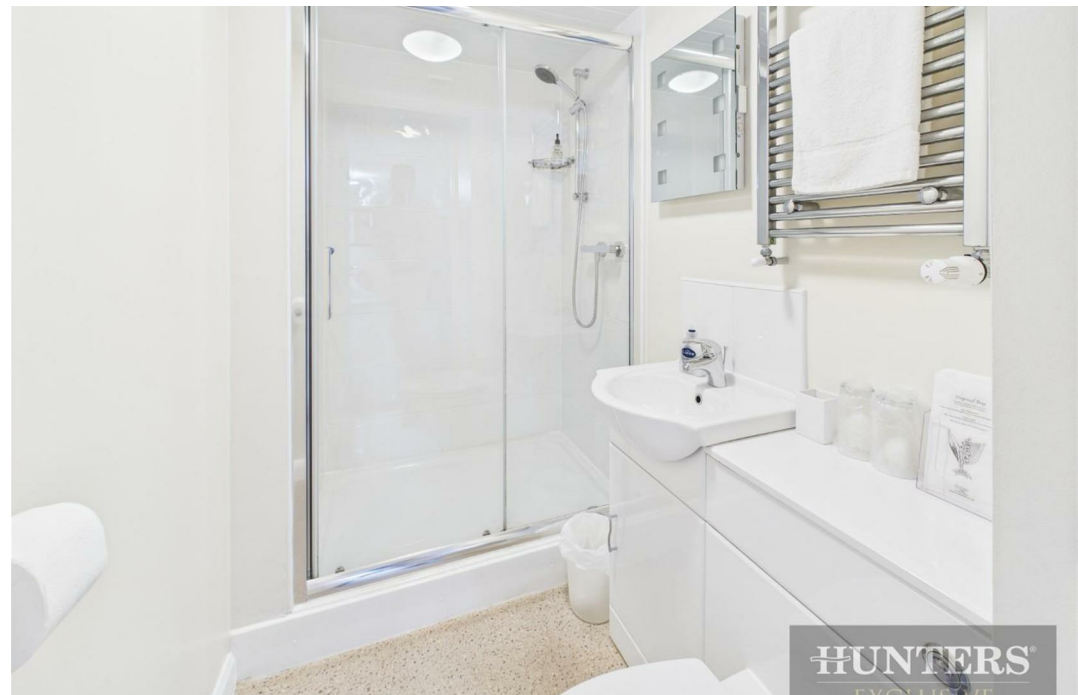
On the ground floor, there is also a large ensuite guest room with disabled access, conveniently located near the main entrance. This room has proven popular with a wide range of guests, including families and those with mobility needs. All fixtures and fittings are included in the sale, with the exception of the current owners' personal items.

The first floor is home to six additional ensuite guest rooms, each one finished to a high standard with a light and airy feel. There are four double rooms, one twin, and one large family room. Every room is equipped with Freeview television and built-in DVD players, hospitality trays, complimentary toiletries, and high-speed Wi-Fi throughout the building. Guests also benefit from access to a first-floor terrace, furnished with deckchairs for outdoor relaxation. Additional storage is available via a rear garage with power and lighting and a large timber shed.

The owners' accommodation, also located on the ground floor, has been carefully designed to offer comfort and privacy. It includes a vaulted-ceiling lounge, two modern bedrooms, a stylish bathroom, and generous living space, making it ideal for owner-occupiers.

The Southgate B&B is ideally suited to a couple, investor, or lifestyle buyer looking to take over a well-established and profitable business. Despite its ongoing success, the business is currently operated only six months of the year by choice, providing substantial opportunity for growth through extended seasonal trading. Further income could also be generated by activating the tearoom licence and offering evening meals. Since acquiring the property, the current owners have made substantial upgrades including the full replacement of all doors and windows with modern UPVC double glazing and complete redecoration inside and out, ensuring the property is presented to a consistently high standard. This is a turnkey opportunity requiring no immediate investment.

The business currently qualifies for small business rates relief.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3722 ft²
345.6 m²

Reduced headroom

53 ft²
4.9 m²

(1) Excluding balconies and terraces

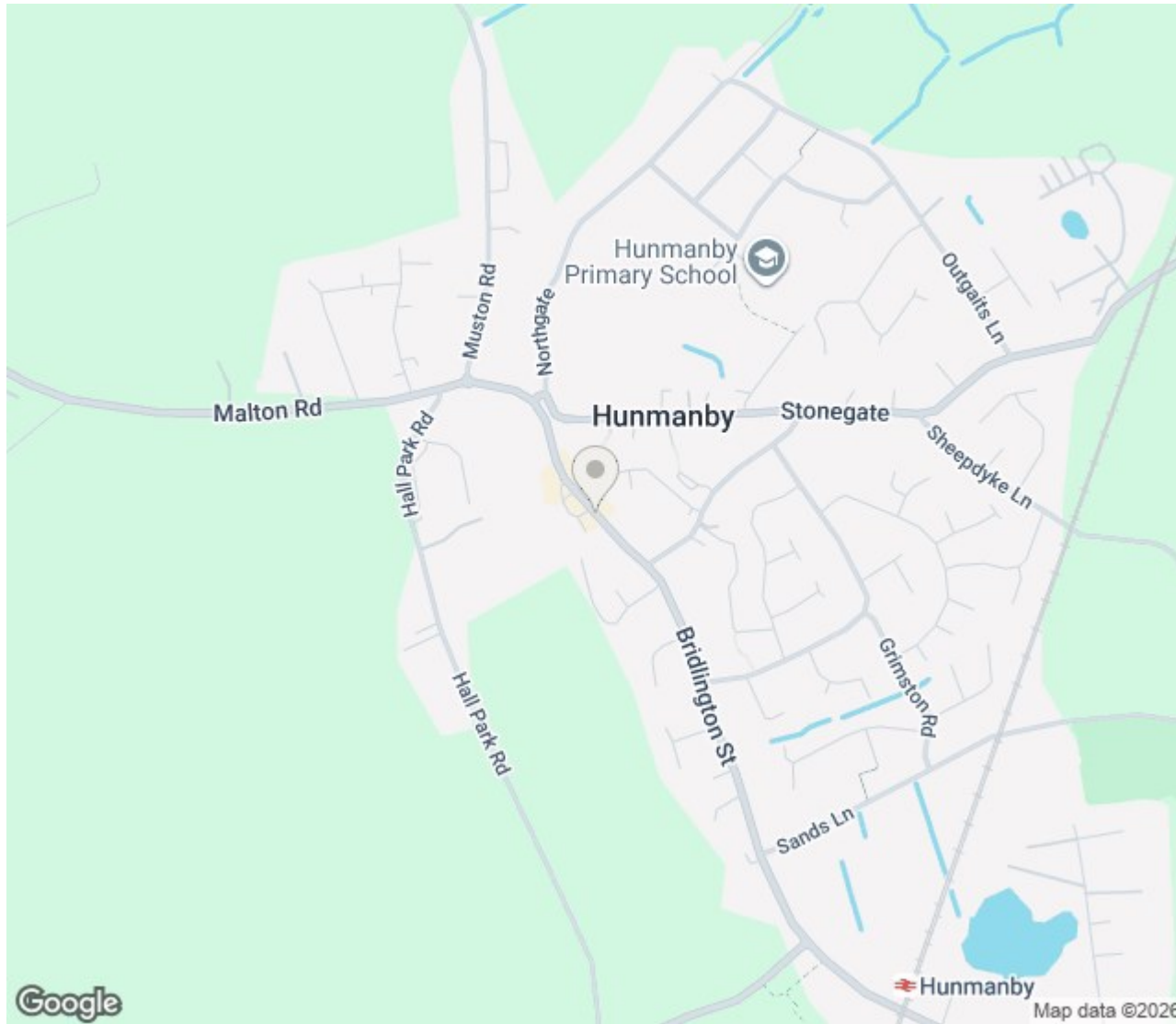
Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Thinking of Selling?

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