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Hotel Helaina, 14 Blenheim Terrace Queens Parade

In Excess of £595,000



5 STAR SEASIDE BED & BREAKFAST WITH BREATHTAKING COASTLINE VIEWS
10 EN-SUITE LETTING ROOMS PLUS SPACIOUS OWNER'S ACCOMMODATION

EXCEPTIONAL AND CONSISTANT TRADING FIGURES

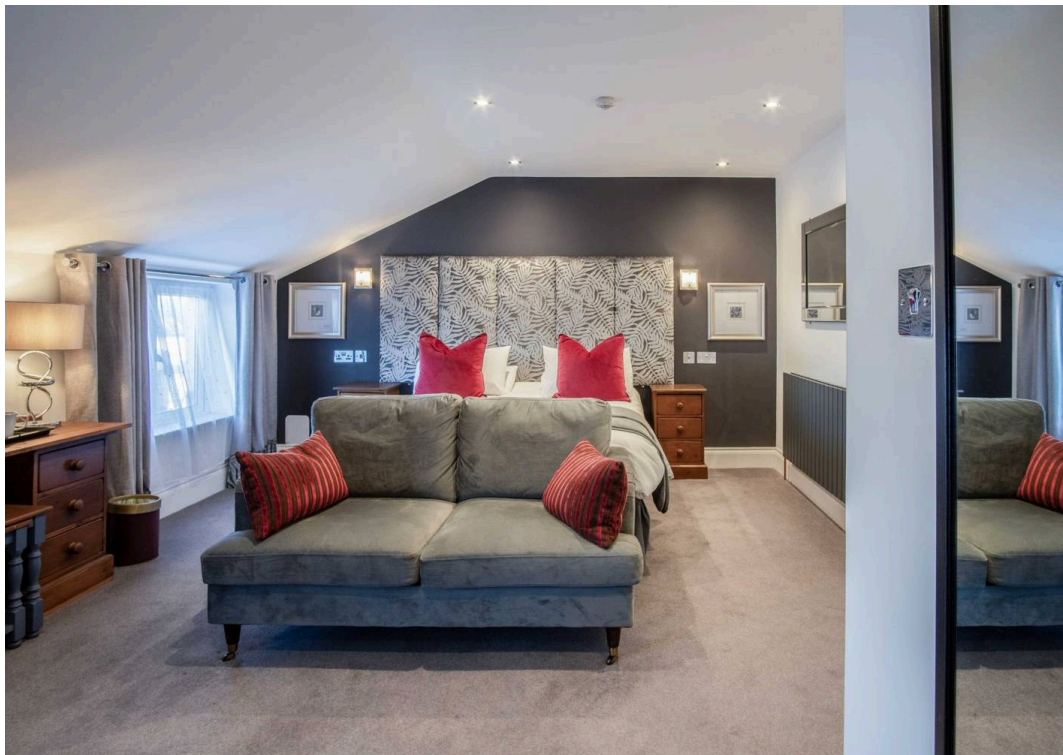
The Helaina sits on the cliffs of Scarborough's stunning North Bay, enjoying panoramic views of the bay and the castle. The accommodation has been awarded 5 star status by Visit England and boasts 10 en-suite guest rooms in across the upper floors, including 2 generous suites on the top floor. In our opinion, no expense has been spared by the owner's in creating this exceptional accommodation with the rooms being finished and furnished to a very high standard together with modern en-suite facilities. To the ground floor lies a beautifully appointed resident's lounge with feature bay window benefitting from coastal views whilst to the rear lies a spacious resident's dining room with dumb waiter linking it to the commercial kitchen below. This kitchen is located at lower ground level has been fitted to a very high standard and provides a nice environment in which to cook the award winning breakfasts. There is also an owner's lounge, office, laundry facility and owner's bedroom with sizeable en-suite at this level together with access out to the outside space to the rear with further storage. The upper 3 floors provide the en-suite guest rooms, please see the floor plan for further details of the layout.

The owners have built up an exceptional reputation online, with the following ratings at the time of writing:

Booking.com 9.4 'SUPERB' from 518 reviews, Tripadvisor 4.8 Stars from 686 reviews, Google 4.8 Stars from 264 reviews

Trading Figures: The business has enjoyed high turnover levels for the size of the building between £179k to £219k over the last 3 years with excellent profit levels. Please note, these figures are based on just 8 to 9 months trading a year. Business Rates: Rateable Value - £10,750. The property qualifies for 100% Business Rates ReliefEPC: To be inserted once received.





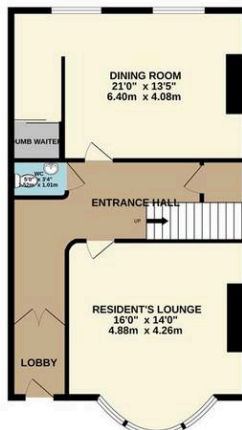
BASEMENT
888 sq.ft. (82.5 sq.m.) approx.



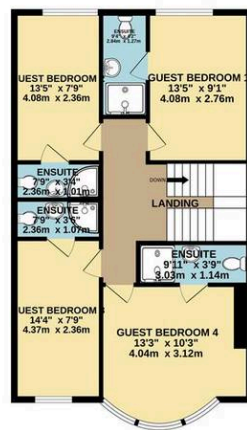
TOTAL FLOOR AREA : 3779 sq.ft. (351.1 sq.m.) approx.

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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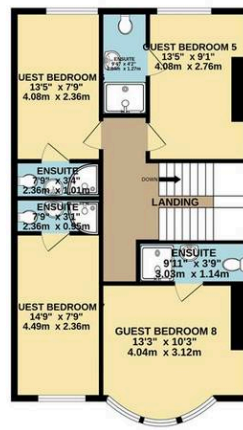
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



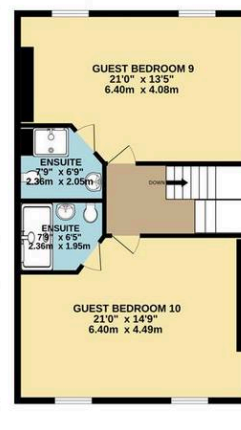
1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



2ND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



3RD FLOOR
703 sq.ft. (65.3 sq.m.) approx.



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132