

# Colin Ellis

Commercial

## FOR SALE



### **The Cordelia, 51 Esplanade Road Scarborough YO11 2AT**

We are delighted to bring to the market what in our opinion is arguably one of the nicest Guest Houses we have seen on the south cliff side of Scarborough. This substantial three storey Victorian semi-detached period property is currently arranged as a beautifully presented 7 letting bedroom guest house with the benefit of a 2/3 bedroom owner's accommodation. The building has undergone a scheme of renovation and modernisation over the last few years to enhance the guest and owner's accommodation but also retains a number of the original features.

**Guide Price  
£387,950**

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# Property Number - 111351



## LOCATION

The Cordelia is situated on Esplanade Road on the South Cliff side of town, just off Ramshill Road, within close proximity to the Spa, South Bay and University.

## GLAZED ENTRANCE

25'3" x 7'10" [7.7m x 2.39m]

Being glazed to two sides with door opening to porch with quarry tiled floor.

## HALLWAY

Reception Area and doors to guest lounge, dining room & owners lounge.

## LOUNGE AREA

17'9" x 16'1" [5.41m x 4.9m]

Guest Lounge with stained wood flooring, feature fireplace, radiator, bay window overlooking the front.

## DINING AREA

16'11" x 16'5" [5.16m x 5m]

Guest Dining Area with 14 spacious covers, stained wood floor, bay window with lead lined upper sections, radiator.



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## OWNERS LOUNGE

15'11" x 15'4" [4.85m x 4.67m]

Window to the side, Karndeian wood effect flooring, feature fire place, radiator.

## KITCHEN

15'11" x 10'6" [4.85m x 3.2m]

Window to the rear and side, door to the rear yard, range of base and wall units with coordinating worktops, sink unit, commercial oven and grill.

## PANTRY

Used for serving Dining Room

## LOWER GROUND

Stairs down to owner's accommodation.

## UTILITY

Stainless steel sink unit and worktop, plumbing for washing machine and dryer.



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## **BATHROOM**

Fully tiled walls, towel rail, uPVC double glazed window with frosted glass, dual wash basin with vanity unit, walk in shower, W.C.

**OWNERS BEDROOM ONE** 9'5" x 15'7" [2.87m x 4.75m]  
uPVC double glazed window, radiator.

**OWNERS BEDROOM TWO**  
Currently arranged as a dressing room.

**OWNERS BEDROOM THREE** 10'6" x 7'11" [3.2m x 2.41m]  
uPVC double glazed window, radiator.

## **FIRST FLOOR**

**BEDROOM 1** 16'5" x 9'8" [5m x 2.95m]  
**En-Suite Bathroom:** Shower, basin & W.C, heated towel rail.

**BOILER ROOM**  
2 condensing boilers installed 2011.

**CLOAKROOM/TOILET:** W.C, hand basin.

**BEDROOM 2** 17'2" x 12'6" [5.23m x 3.81m] Twin room.  
**En-Suite Shower Room:** Basin & W.C, heated towel rail.

**BEDROOM 3** 17'3" x 12'4" [5.26m x 3.76m] Twin room.  
**En-Suite Shower Room:** Basin & W.C, heated towel rail.



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**BEDROOM 4** 17'10" x 16'1" [5.44m x 4.9m] Double room.

**En-Suite Shower Room:** Basin & W.C, heated towel rail.

## **SECOND FLOOR**

**BEDROOM 5** 16'5" x 11'3" [5m x 3.43m]  
Small double or single.

**En-Suite Bathroom**  
Shower, basin & W.C, heated towel rail.

**STORAGE ROOM:** 1 linen room



**BEDROOM 6** 13'11" x 13'6" [4.24m x 4.11m]  
Double room.

**En-Suite Bathroom**  
Including bath, shower over bath, basin & W.C, heated towel rail.

**STORAGE CUPBOARD:** 2 linen cupboards.

**BEDROOM 7** 16'7" x 14'10" [5.05m x 4.52m] Kingsize room

**En-Suite Shower Room:** Basin & W.C, heated towel rail.



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## THE BUSINESS

Well established guest house operating on selected times throughout the year and being sold as a going concern including fixtures and fittings. Benefiting from good online reputation through Booking.com & within the top 10 on TripAdvisor.

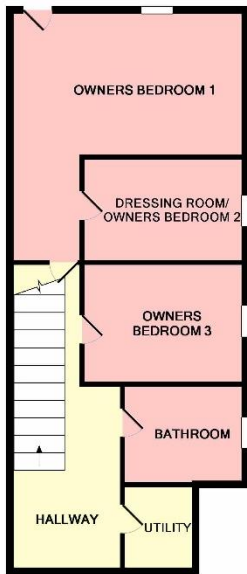
## ACCOUNTS

Trading accounts are available to bon-a-fide applicants, turnover of £70,000 per annum.

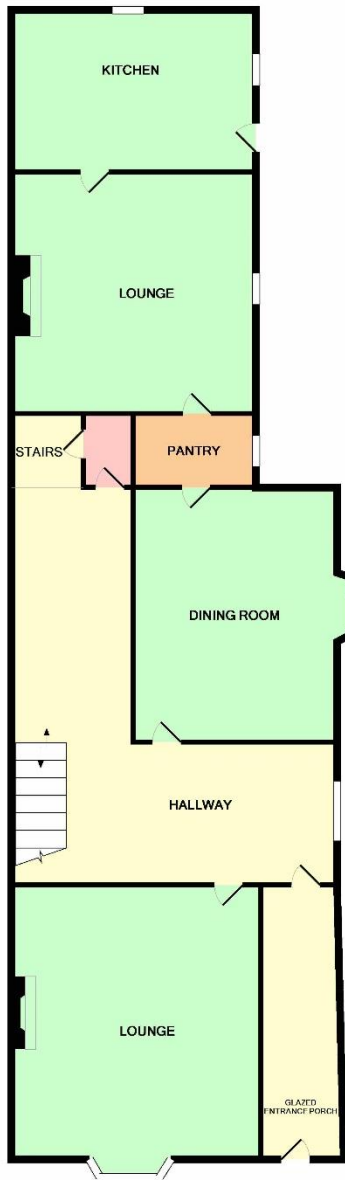


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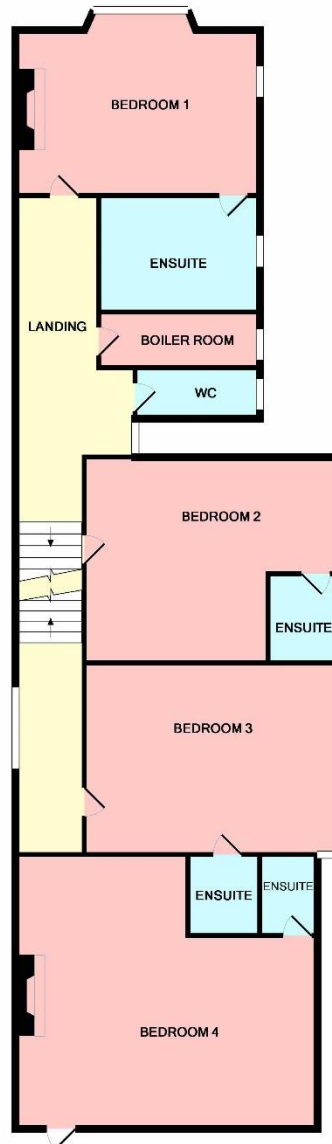
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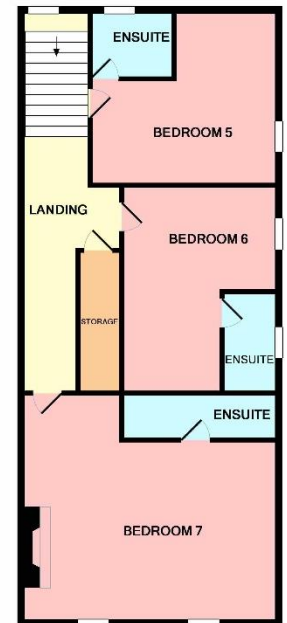
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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