

Colin Ellis

Commercial

FOR SALE

£325,000



The Forge Rutland Street, Filey YO14 9JA

We are delighted to bring to the market, The Forge Guest House, which offers five spacious guest rooms all offering en-suite facilities and includes a private owners lounge and bedroom also with en-suite facilities. This Four-Star gold award guest house is conveniently located towards the junction with The Crescent and is well placed for the main town centre amenities and a short walk to the beach. Well-presented internally the guest house offers great potential, it generates a good income and would suit a keen operator who would push the business on and possibly add internet booking opportunities.

49 Aberdeen Walk, Scarborough
North Yorkshire YO11 1BD
Tel: 01723 363565

www.colinellis.co.uk
kong.colinellis@btconnect.com

Property Number - 111440



LOCATION

When entering Filey from the A1039 Scarborough Road, stay on the Scarborough Road taking the third turning on the roundabout. At the next roundabout take the second turning straight ahead, staying on the A1039. At the next roundabout take the first left onto Station Avenue and then right onto West Avenue. Rutland Street is on the second left with The Forge located towards the bottom on the left.

THE GUEST HOUSE

The Forge is a well presented four gold star Guest House, located in the heart of Filey, being close to the main town centre amenities and just a short walk down to the beach. It has been operated by the current owners for the last 8 years. It trades for approximately 10 months of the year and enjoys a lot of repeat custom. There is great potential to increase its on line presence with the main booking portals.



RESIDENTIAL & COMMERCIAL SALES
MORTGAGE & HOME BUYER SURVEYS
PROPERTY MANAGEMENT
RENT REVIEWS
VALUATIONS FOR TAX PURPOSES

Property Number - 111440

ENTRANCE LOBBY

Glazed entrance door opening to lobby with tiled floor.

HALLWAY

With stairs to upper floors and cupboard underneath, radiator, hard wearing wood effect vinyl flooring.

DINING ROOM

UPVC double glazed bay window, cast iron fire place with surround, radiator.

PRIVATE LOUNGE

UPVC double glazed window, operational cast iron fire with surround, radiator

KITCHEN

UPVC double glazed window, a full range of gloss cream base and wall units with coordinating worktop, island unit, Smeg 6 ring range, sink unit with duel drainer.

OFFICE

UPVC double glazed window, radiator.

CLOAKS / W.C

Window with frosted glass, white wash basin and vanity unit, WC, space for a shower, part tiled walls.

REAR HALLWAY

Storage shelves, UPVC door opening to the rear yard.

FIRST FLOOR

OWNERS BEDROOM

UPVC double glazed window, radiator, airing cupboard. En suite shower room / WC, gas combination boiler in cupboard.

BEDROOM ONE

UPVC double glazed window, radiator. En suite shower room / WC

BEDROOM TWO

UPVC double glazed bay window, radiator. En suite shower room / WC

STORE ROOM

UPVC double glazed window, radiator. Currently used as a store room but could easily be converted into an additional single / family room adjoining room two.



Property Number - 111440

SECOND FLOOR

BEDROOM THREE

UPVC double glazed window, radiator.
En suite shower room / WC

BEDROOM FOUR

UPVC double glazed window, radiator
En suite shower room / WC

BEDROOM FIVE

UPVC double glazed window, radiator.
En suite shower room / WC



STORE CUPBOARD

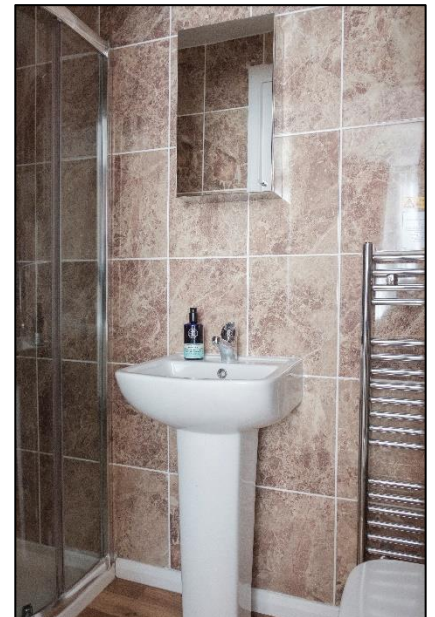
OUTSIDE

Forecourt to the front with yard to the rear that can be used for vehicular parking.

VIEWING

Strictly via sole agents, Colin Ellis Property Services on Tel: 01723 363565

EPC RATING: C



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. Made with Metropix 02018

COMMERCIAL DISCLAIMER

Unless otherwise stated, all prices and rentals quoted are exclusive of any VAT to which they may be subject. Specific enquires should be made of the vendor/landlord for clarification prior to entering into any arrangement or agreement. These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer of contract. Colin Ellis Property Services cannot guarantee the accuracy of any description, dimensions references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not accept as statement of fact or representation and must satisfy themselves as to their accuracy. The reference to any plan, machinery, equipment, devices, fixtures, or fittings at the property shall not constitute a representation unless otherwise stated as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as the fitness of such items for their requirements. Colin Ellis Property Services will not be liable in negligence or otherwise nor anyone arising from the use of these particulars. No employee of Colin Ellis Property Services has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.



RESIDENTIAL & COMMERCIAL SALES **PROPERTY MANAGEMENT**
MORTGAGE & HOME BUYER SURVEYS **RENT REVIEWS** **VALUATIONS FOR TAX PURPOSES**