



36-38 Esplanade, Scarborough YO11 2AY  
Guide Price £3,600,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



FOR SALE | The Ambassador Hotel & Beach House Rooms | An outstanding and rare development opportunity situated on the beautiful North Yorkshire Coastline.

CPH Property Services are delighted to bring to the market this 26,000+ sq ft, 57 bedroom hotel with BREATHTAKING VIEWS of the historic seaside town of Scarborough. Scarborough is a hugely popular tourist destination and one of the busiest seaside towns in the UK. The town has a multitude of attractions including its historic castle, glorious beaches, The Open Air Theatre and its proximity to the North York Moors National Park.

The current owner's are mid way through a full refurbishment programme across the entire building which includes and rewire, full new heating system, external stonework replacement and reroof together with a complete cosmetic upgrade internally. The family have completed the refurbishment of the left wing of the building known as 38 Esplanade (The Beach Rooms) which opened for trade in 2022 and was greatly received by the many customers who have come since. The plan is to continue this stunning 'Miami Beach Vibe' throughout the rest of the hotel. Trading figures are available for The Ambassador Hotel pre-covid and projections and future booking information are available on request.

The property offers endless opportunities as it has hosted many weddings & celebrations over the years with a circa 2,300 sq ft function room at lower ground floor level together with a circa 2,500 sq ft lounge/bar area at ground floor level with exquisite coastal views from the beautiful bay windows. The hotel also boasts a heated swimming pool with showers and sauna, mud room and also a conference room.



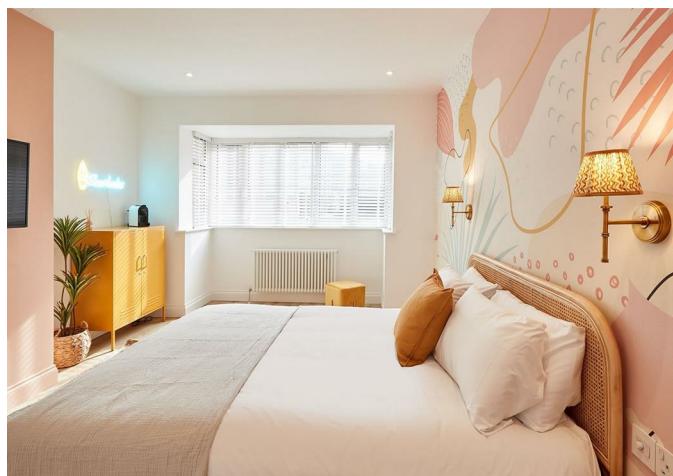
There may be also scope to redevelop the property for residential purposes (subject to gaining the necessary planning permission) which could see the creation of a number of high end residential apartments.

Tenure: Freehold

Rateable Value: £58,500

EPC: Band D (76)

All enquiries to CPH.



**Interested? Get in touch:**

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