



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





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.





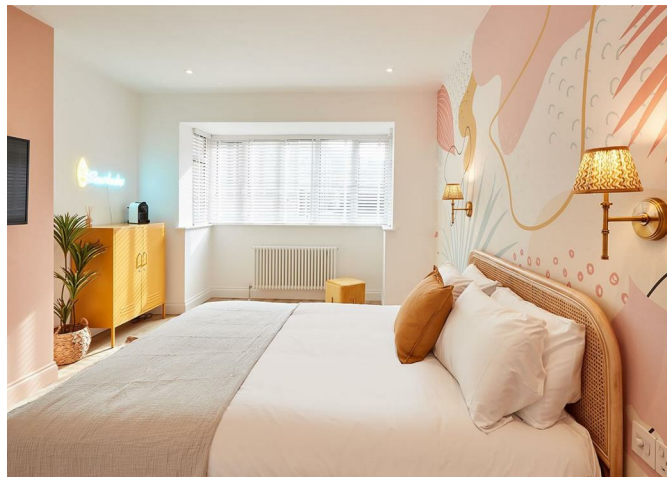
There may be also scope to redevelop the property for residential purposes (subject to gaining the necessary planning permission) which could see the creation of a number of high end residential apartments.

Tenure: Freehold

Rateable Value: £58,500

EPC: Band D (76)

All enquiries to CPH.



Interested? Get in touch:

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**CPH**





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. 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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TOTAL FLOOR AREA : 26697 sq.ft. (2480.2 sq.m.) approx.



5129 sq.ft. (476.5 sq.m.) approx.



5664 sq.ft. (526.0 sq.m.) approx.



5615 sq.ft. (521.7 sq.m.) approx.



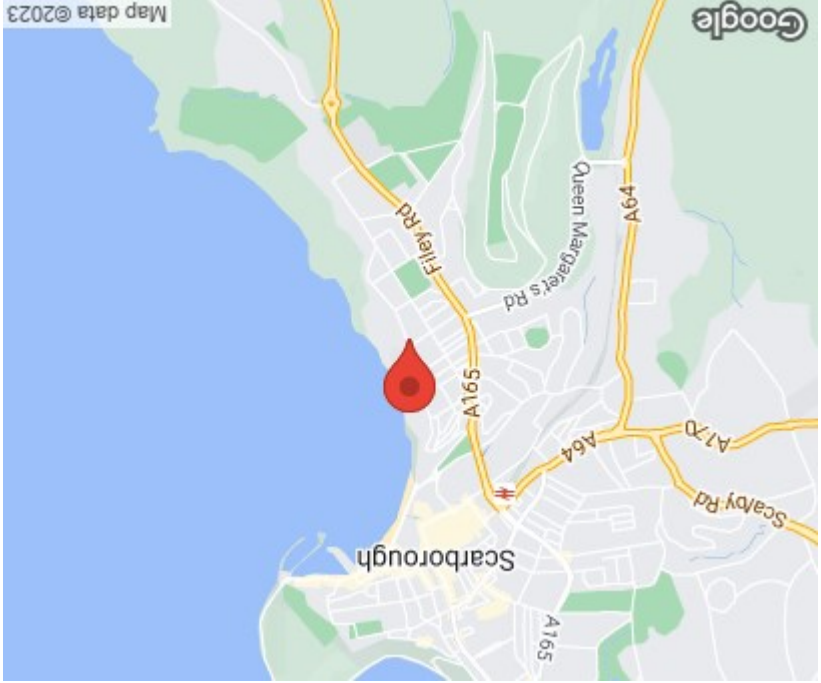
4842 sq.ft. (449.9 sq.m.) approx.



5426 sq.ft. (504.1 sq.m.) approx.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	Current

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	Current



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