



**Bridlington Street, Filey**  
YO14 0JR

**Price £695,000**



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EXCLUSIVE



# Bridlington Street, Filey

## DESCRIPTION

The Southgate Bed and Breakfast in Hunmanby, near Filey, is a highly successful, multi-award-winning hospitality business with seven en suite guest rooms and a stylish two-bedroom owner's residence. Formerly a historic inn, it was converted in 2011 and has since built an outstanding reputation, holding top ratings on Tripadvisor and Booking.com. Located in a prime North Yorkshire village with strong tourist appeal, the property offers additional income potential through a tearoom licence and year-round trading. Fully upgraded and beautifully presented, it's a turnkey opportunity ideal for lifestyle buyers or investors.



# ROOMS

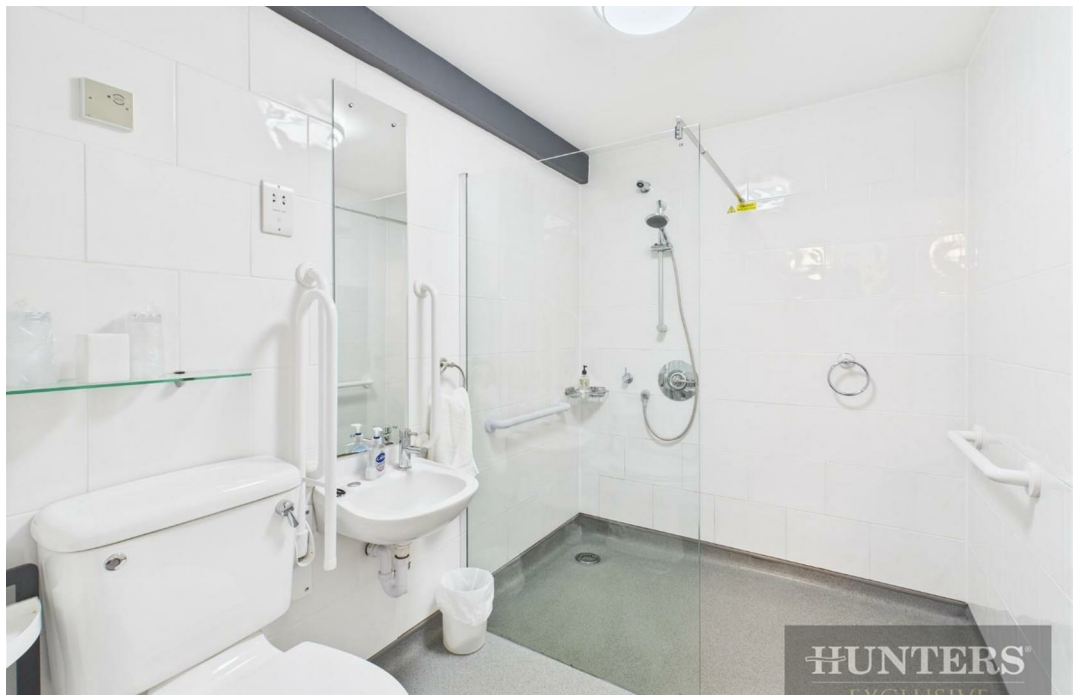
## HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

## EPC GRADE

EPC GRADE C (58) commercial







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Approximate total area<sup>n</sup>

3722 ft<sup>2</sup>

345.6 m<sup>2</sup>

Reduced headroom

53 ft<sup>2</sup>

4.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

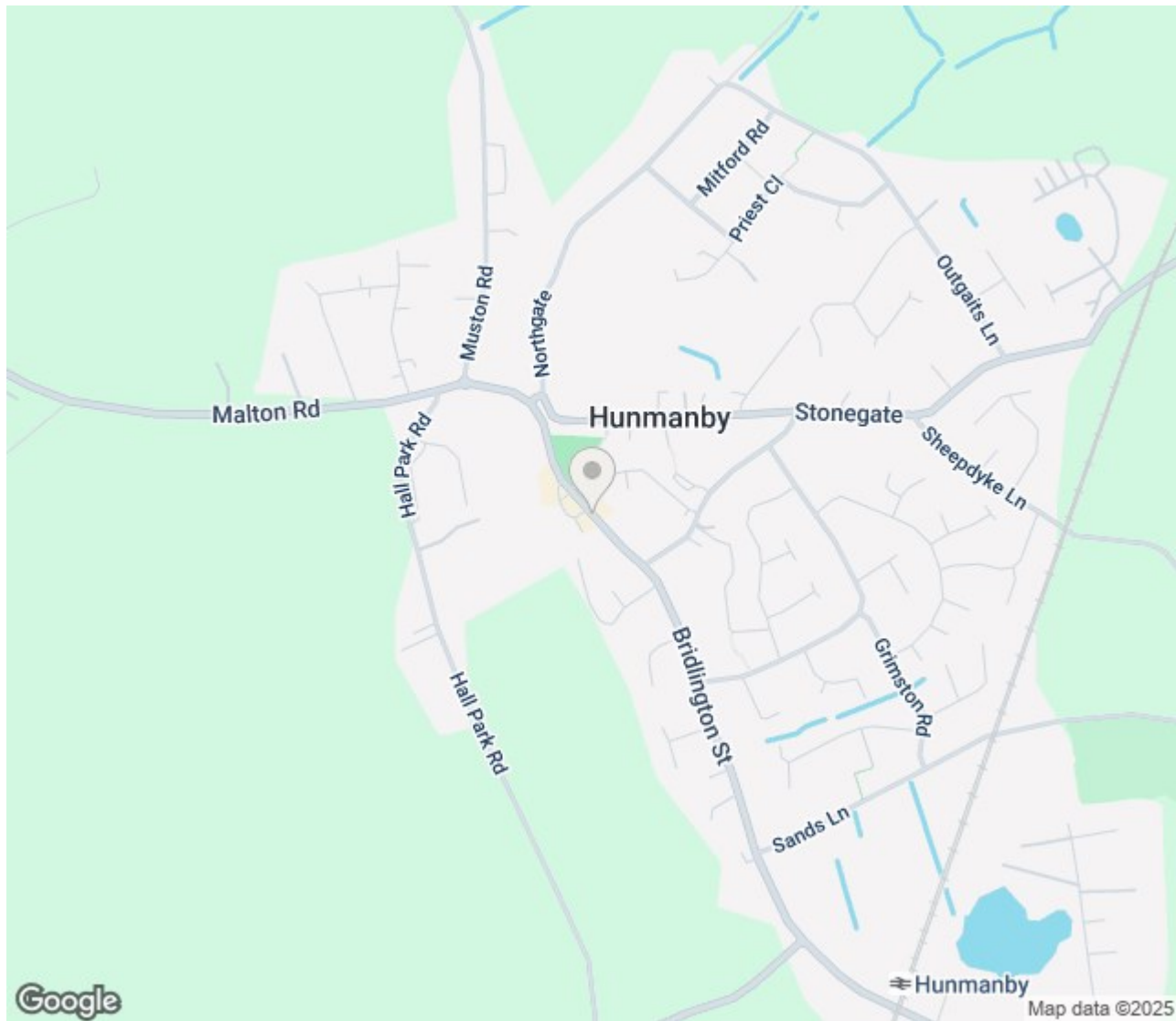
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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