

Rocquaine Hotel, 64 Columbus Ravine, Scarborough

Starting Bid: £175,000.00



***** SUBSTANTIAL MID TERRACE GUEST HOUSE HAVING OWNERS ACCOMMODATION AND 6 GUEST ROOMS, FIVE HAVING EN-SUITE FACILITIES ***** Located on the Peasholm area of Scarborough means the hotel is well placed centrally to a wealth of amenities and attractions including local shops, golf course, Peasholm Park, the open air theatre not to mention Scarborough's North Bay and the beach. The accommodation includes: Ground floor; Sitting room, owners accommodation, guest dining room, kitchen, bathroom and owners bedroom. First floor; five guest rooms, four having en-suite facilities and a separate WC. Second floor. Guest room six with an en suite bathroom. The guest house is offered to the market in good order throughout. Internal viewing is highly recommended to fully appreciate the space and accommodation on offer.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been

provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

first floor
Entrance Porch

Entrance door.

Entrance Hall

Inner glazed door. Wood effect flooring, under stairs cupboard and a radiator. Stairs leading to the first floor landing. Doors leading to: The sitting room, dining room and owners accommodation.

Sitting Room 15' 0" (Bay) x 14' 1" (4.57m (Bay) x 4.29m)

Double glazed bay window to the front elevation. Feature fireplace with an inset electric fire. Coving to the ceiling. Television aerial point and a radiator.

Dining Room 20' 5" (Max) x 12' 1" (Max) (6.22m (Max) x 3.68m (Max))

A spacious room offering multiple seating. Wood effect flooring and a radiator. Bar. Doors leading to; The owners accommodation, kitchen and an external door to the rear yard.

Owners Accommodation

Coving to the ceiling. Door leading to the hall. Access to the bar.

Bar Area

Kitchen 12' 6" x 11' 8" (3.81m x 3.56m)

A sizable kitchen offering a range of cream wall and base units with contrasting work top surface areas having tiled splash backs and incorporating an inset one and a half sink unit. Space for a range cooker and space for a stand up fridge / freezer. Built in dishwasher. Centre island work area. Tiled flooring. Double glazed window to the side elevation. Archway to a vestibule. Vestibule: Doors leading to; Ground floor bathroom, rear bedroom and access to the rear yard.

Bathroom / WC

Comprised of a white three piece suite which includes: A step in shower cubicle, pedestal wash hand basin and a low level WC.

Rear Bedroom 16' 0" x 10' 5" (4.88m x 3.18m)

Windows to the side elevation. Wood effect flooring.

First Floor Landing

Doors leading to;

Room1

Double glazed window to the front elevation. Radiator.

Room2 12' 4" x 10' 0" (3.76m x 3.05m)

Double glazed bay window to the front elevation. Radiator. Door leading to the en-suite shower room.

En-Suite Bathroom / WC

Comprised of a three piece suite which includes: A panelled bath, pedestal wash hand basin and a low level WC.

Room3 13' 0" x 8' 3" (3.96m x 2.51m)

Window to the side elevation. Radiator. Door to an en-suite shower room.

En-Suite Shower / WC

Comprised of a white three piece suite which includes: A step in shower cubicle, pedestal wash hand basin and a low level WC.

Room4 8' 5" x 8' 2" (2.57m x 2.49m)

Window to the side elevation. Radiator. Door leading to an en-suite shower room.

En-Suite Shower / WC

Comprised of a white three piece suite which includes: A step in shower cubicle, pedestal wash hand basin and a low level WC. Radiator.

Room5 8' 6" x 7' 7" (2.59m x 2.31m)

Window to the rear elevation. Radiator. Door leading to an en-suite shower room.

En-Suite Shower / WC

Comprised of a white three piece suite which includes: A step in shower cubicle, wash hand basin and a low level WC.

Separate WC

Having a low level WC. double glazed window to the side elevation

Second Floor

Second Floor Landing

Bedroom6 12' 1" (Max) x 12' 2" (Max) (3.68m (Max) x 3.71m (Max))

En-Suite Bathroom / WC

Occasional Room

Externally

Front: Patio style fore courted area. Rear: Hard standing rear yard.