

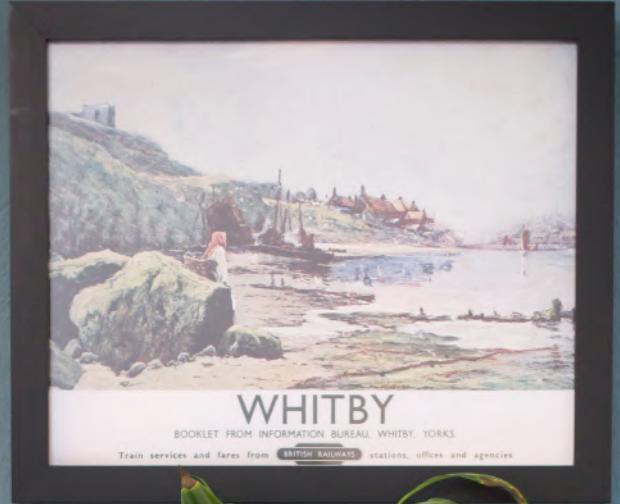
HENDERSONS



Rosslyn Guest House  
11 Abbey Terrace, Whitby, North Yorkshire







Are you looking for a new life by the sea? Where better to start than Journey than Whitby, which is one of the UK's most popular staycation destinations. The Rosslyn Guest House has been extensively renovated by the current owners to exacting standards, offering the new owners a straight walk-in experience.

This versatile business currently offers six guest rooms with the possibility to further extend this as the owners have the full benefit of the basement level and also have a large private lounge which has the ability to make another family room with en-suite. You have the other option which is to have the property as a family home, which would take minimal efforts, subject to planning permission being obtained.

The Rosslyn Guest House makes guests feel at home in luxury surroundings and as such has been awarded a Visit England Gold Award and winners of the 2018 Eviivo Hidden Gem award for the whole of Yorkshire.

The owner's accommodation has been fully upgraded to match the quality of the guest rooms and after a hard day's work, you can relax in the sumptuous surroundings all in your one private apartment.

The Rosslyn Guest House has its own website, along with a great presence on the top online booking agents. The accounts will be available upon request after viewing.

To summarise this Guest House, you are purchasing a truly exceptional property that has been maintained to the highest standards and offers a thriving business with many repeat bookings make this a clear choice for investment in the Whitby market.

**GUIDE PRICE £635,000**  
**(Including all the fixtures, fittings, and future bookings)**

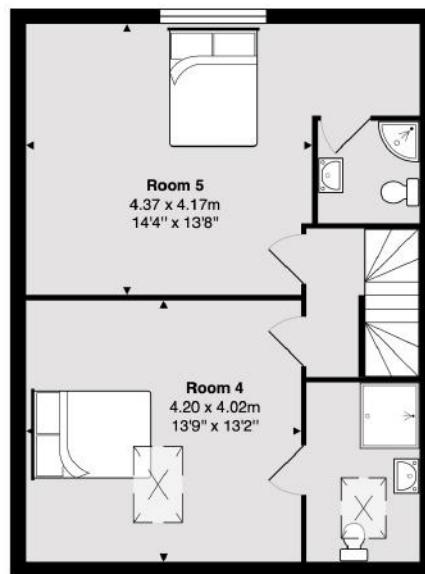
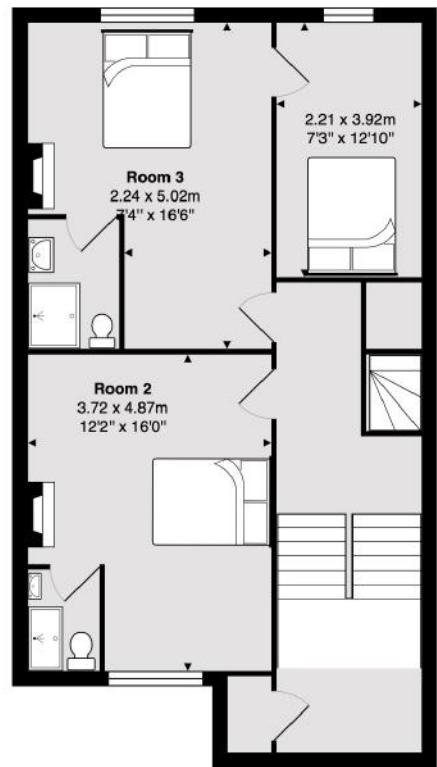
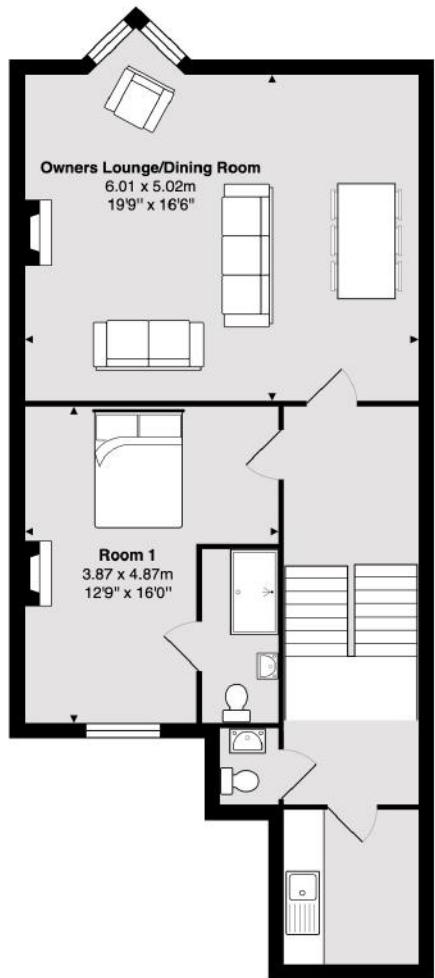
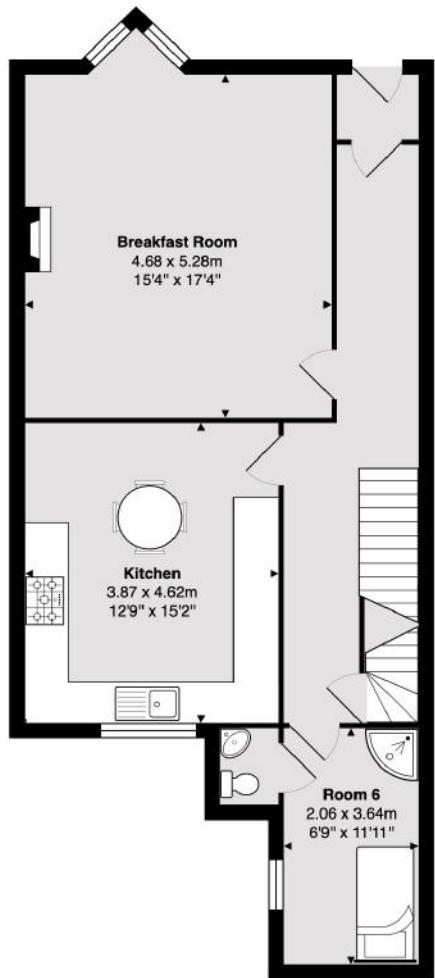
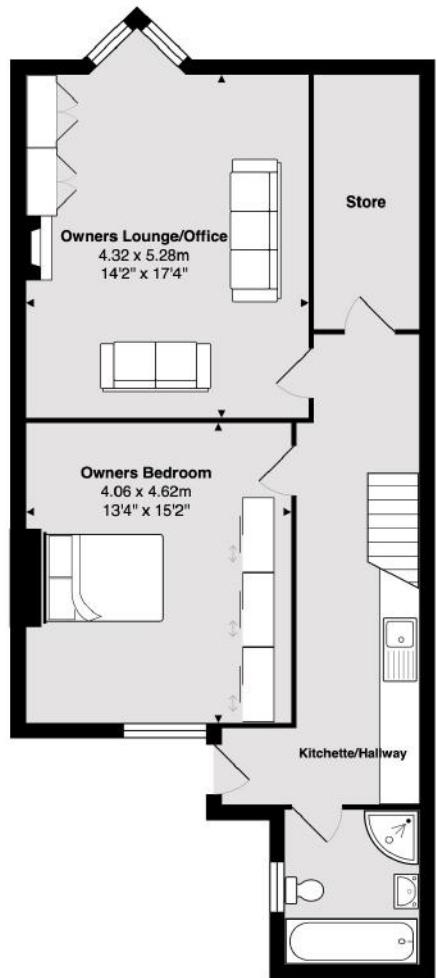
















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