

Retail | Office | Industrial | Land



## Cliff House Holiday Cottages

Crewe Street, Seahouses, Northumberland NE68 7RW

- 4 Self Contained Holiday Cottages
- Private Carpark & Court Yard
- Popular Tourist Coastal Location
- Recently Undergone Full Refurbishment
- 50 Meters from Harbour
- Presented to a High Standard
- Ideal Investment Opportunity
- Turnover £74,920 (2022)
- Turnover £65,573 (2023)
- Huge Scope to Increase Turnover

**Auction Guide Price £600,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 27<sup>th</sup> June 2024

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

Set in a small Court Yard Cliff House Cottages occupy a prime position off Crewe street just 50 meters from the Harbour in the heart of Seahouses.

Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick and 4 miles from Bamburgh Castle. It is a working fishing port which also serves the tourist trade in the embarking point for visits to the Farne Islands where tourists go to see Puffins and Grey seals. There are a range of amenities in the village including shops, amusements, takeaways, restaurants, public houses and an 18-hole golf course.

## The Business

The cottages are let throughout the whole year and are extremely popular with guests, with a high level of repeat bookings.

## Property Description

The cottages are accessed through a stone archway which leads onto an open plan cobbled court yard where located are the four cottages arranged within a terrace. All the cottages have recently undergone a full refurbishment and are well decorated and furnished, providing amenities including electric heating, double glazing, sofas and TV freeview. Each has a fully equipped kitchen including electric cooker & ceramic hob, fridge /freezer, electric kettle, microwave, crockery, cookware and utensils. A functional fully tiled shower room with toilet and whb in each. The pretty courtyard provides off street parking for each cottage, and a picnic bench each which is a very popular facility for guests. A communal laundry room for guests use includes washing machine, tumble drier, steam Iron/Ironing board, vacuum cleaner and to the rear is a lockable store room used for housekeeping and maintenance.

## Turnover

|   |         |
|---|---------|
| 1 <sup>st</sup> Jan 2022 – 31 <sup>st</sup> Dec 2022    | £74,920 |
| 1 <sup>st</sup> Jan 2023 – 31 <sup>st</sup> Dec 2023    | £65,573 |
| 1 <sup>st</sup> Jan 2024 – To Date 20 <sup>th</sup> May | £43,992 |

Our clients have held back listing on [booking.com/Airbnb](https://www.booking.com/Airbnb) as the cottages were under refurbishment and they were considering placing them on the market. This would have caused issues to transfer bookings from Airbnb based on their experience of selling holiday lets in the past. There is therefore untapped potential for any new owner to increase the revenues further. They have another cottage within close proximity where the split is circa 70% Airbnb, 20% online booking agent and 10% direct/website.

## Cliff House Cottage No 2

Two Storey Cottage – 40.62 sq. m. (437.23 sq. ft.)

Ground Floor - Lounge, kitchen, diner, and shower room  
First Floor - Spacious bedroom with double bed.

## Cliff House Cottage No 3

Single Storey Cottage – 22.21 sq. m. (239 sq. ft.)

Lounge/kitchen/diner, double bedroom and shower room.

## Cliff House Cottage No 4

Single Storey Cottage – 32.29 sq. m. (347.56 sq. ft.)

Spacious lounge/kitchen/diner, double bedroom and shower room.

## Cliff House Cottage No 5

Single Storey Cottage – 8.16 sq. m. (87.83 sq. ft.)

Laundry room.

## Cliff House Cottage No 6

Single Storey Cottage – 32.01 sq. m. (344.55 sq. ft.)

Spacious lounge/kitchen/diner, double bedroom and shower room.

## Tenure

Freehold

## Title Numbers

ND76863 / ND211724

## Viewing

Strictly by appointment through this office.

## Auction Guide Price

£600,000 +

**Rateable Value**

The 2024 Rating List entry is Rateable Value £6,200

**Auction**

Live online auction, bidding starts Thursday 27<sup>th</sup> June 2024, terms and conditions apply, see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Legal Pack**

For a full legal pack on this property please contact:  
The Agents Property Auction: 01661 831360

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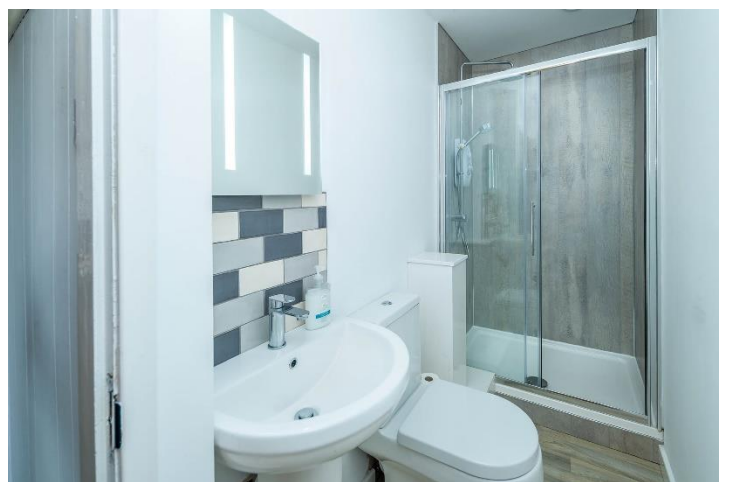
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Prepared 21<sup>st</sup> May 2024

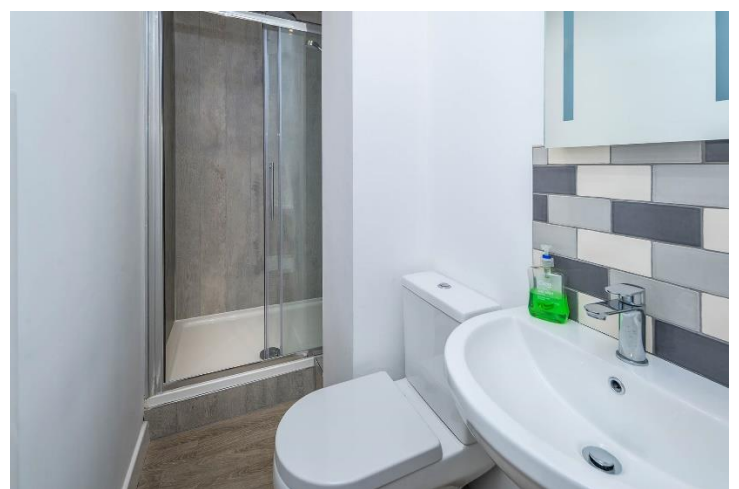














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