

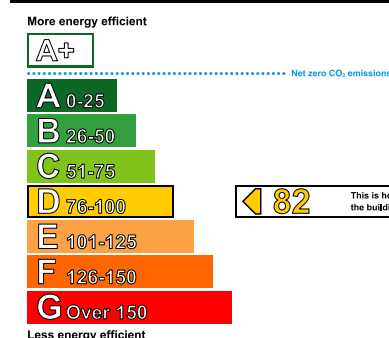
**Energy Performance Certificate** HM Government  
Non-Domestic Building

Pembroke Hotel  
6 Pembroke Terrace  
BRIDLINGTON  
YO15 3BX

**Certificate Reference Number:**  
9106-3008-0383-0200-7295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 274  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 170.91  
Primary energy use (kWh/m<sup>2</sup> per year): 991.77

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**35** If newly built

**102** If typical of the existing stock

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To view this property please contact  
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Tel: 01262 672576 Fax: 01262 400009 Email:sales@ddlgestates.co.uk



## The Pembroke, 6 Pembroke Terrace Bridlington

A RARE OPPORTUNITY TO PURCHASE LONG ESTABLISHED B & B  
IN PRIME SEA FRONT LOCATION. ADJACENT TO THE HARBOUR & SPA

10 BEDROOMS MANY WITH SEA VIEWS. EQUIPPED FOR 24 GUESTS  
OWNERS SITTING ROOM, BEDROOM & BATHROOM  
GAS CENTRAL HEATING, PVCu DOUBLE GLAZING

FULLY FURNISHED & EQUIPPED AS A GOING CONCERN

**Realistic Offers Considered £275,000**



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### Situation

The Pembroke Hotel is located on Pembroke Terrace which runs off South Marine Drive and the property therefore overlooks the South bay with the Harbour and the Spa complex within 200 yards. A prime tourist location with all the Town's holiday amenities within easy walking distance.

### Description

This substantial property has been in the same ownership for the last 28 years.

There are 10 letting bedrooms all having colour TV's, hospitality trays and private facilities.

In addition, there is separate owners accommodation and a South facing terrace to the front.

The property has just had a new hot water/heating system installed and a new fire alarm system has been installed (2020).

The property is due to have a full re-wire in early 2020.

### Accommodation

#### Lower Ground Floor

Steps down to PVCu French doors opening into the:-

#### Dining Room

Can be accessed from the front terrace. Equipped for 24 diners and built in bar, although this hasn't been used for some years.



#### Kitchen

Being fully tiled and with a good range of floor and wall cupboards being well equipped with 5 burner stove, eye level grill, 5 compartment bain marie, dishwasher, fridge, deep fat fryer and 2 toasters. Stainless steel sink and stainless steel wash basin.

Rear Entrance Lobby with door to yard.



#### Owners Sitting Room

(Presently used as a large store room). Door leads into the:-

#### Owners Bedroom

With En-Suite Bathroom/Shower/WC

#### Ground Floor

Steps lead up from the front terrace to the front entrance door which leads into the Reception Area and the:-

#### Guest Lounge

With South facing bay window overlooking Bridlington Bay.



#### Bedroom One

Double and single with en-suite shower.

#### Bedroom Two

Double and single with en-suite shower.

#### Half Landing

With BATHROOM/WC recently refurbished and being fully tiled with white suite of panelled bath with mixer tap and shower fitting.

#### Bedroom Three

Double with Sea views and En-Suite.

#### Bedroom Four

Double with En-Suite.

#### Bedroom Five

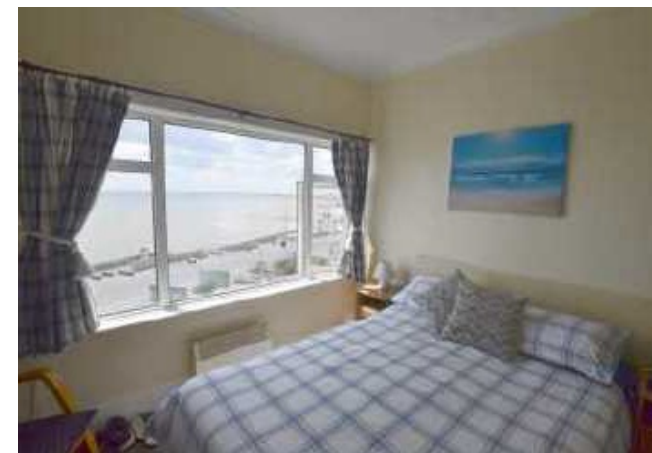
Double with Sea views and separate Bathroom.



#### Second Floor

#### Bedroom Six

Double with Sea views and En-Suite.



#### Bedroom Seven

Double with En-Suite.

#### Bedroom Eight

Double with Sea views and separate Shower Room.

#### Third Floor

#### Bedroom Nine

Double plus single with Sea views and En-Suite.

#### Bedroom Ten

Double plus single with Sea views and En-Suite.

#### Outside

Paved and walled forecourt to the front of the property having views over South Cliff Gardens to Bridlington Bay.

Enclosed rear yard, part of which is covered to provide a UTILITY AREA containing washing machines, dryer, fridge and freezer.



#### The Business

Operated by the present owners for the last 28 years and for most of that time purely on a Bed and Breakfast basis. There is therefore great potential to provide bed, breakfast and evening meal and make full use of the built in bar. Good regular trade.

#### Services

All mains services connected.

#### Rateable Value

£7,100