



File Ref: NW-323383

Royal Hotel

Market Street, Hayfield, Peak District, Derbyshire SK22 2EP



Tenure
To Let


Guide Rent
£65,000 + VAT

- To Let on a new Free of Tie lease
- Situated in the Peak District National Park
- Grade II Listed, originally built 1755
- 4 star inn with 6 letting beds, bar, kitchen & function room
- Previous planning for further 6 rooms



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Location

The Royal Hotel is located in the centre of the village of Hayfield, which is situated in the beautiful and popular Peak District National Park. It is positioned at the very heart of the village, adjacent to the cricket pitch. The village itself is located approximately 12 miles east of Stockport and 6 miles north of Buxton.

Description

A 2 & 3 storey detached property with stone elevations beneath a pitched slate roof, with single storey flat roof additions to the rear. There are additional outbuildings which are currently used for storage - these have previously had Planning Permission for conversion to x6 further letting bedrooms. There is an enclosed yard, a surfaced & lined car park for c.45-50 cars and a beer patio to the front of the property.



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Trade

The Royal Hotel is currently closed and vacant after the previous tenant retired upon expiry of their lease.

It was previously a 4 Star Inn and benefited from multi income streams; wet sales, catering, accommodation and function trade. We believe that an experienced operator may feel that there is an opportunity to invest in the property in order to re-establish the trade.

No trading figures are available.

Accommodation

Ground Floor

The property is entered from the front door into the main bar, which also serves the four connected, wood panelled lounge areas (main, library, ramblers and cricket rooms). This area offers a very traditional pub element and benefits from several original features including feature fireplaces. The servery has a timber fascia and top. To the rear is a catering kitchen, which benefits from a tiled floor. In addition, there is the "Bistro" function room, which we understand can accommodate parties of up to 120.

First Floor

Offers 6 en-suite letting bedrooms comprising 1 four poster, 3 twin/double and a further 2 bedrooms that are let as a family suite, as they have a shared bathroom. This floor also contains a laundry room, small office and drying room for residents wet walking gear, together with various storage areas.

Second Floor

The private accommodation offers dining kitchen/lounge, shower room and double bedroom.

Planning Permission

The previous tenant previously obtained planning permission for the conversion of the outbuildings to provide a further 6 letting bedrooms, although it is understood that this permission has now expired. Further details will be provided to seriously interested parties on request.

Tenure

The premises are available To Let by way of a Free of Tie 20 year lease on Full Repairing and Insuring terms, with a guide rent of £65,000 per annum.

A 6 month rent deposit is required. Rent reviews on a 5 yearly basis and annual RPI increases collared at 2.5% and capped at 5%.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Sun-Wed	10am to 1am
Thurs – Sat	10am to 3am

Performance of dance and live music and playing of recorded music.

Sun – Wed	10am to 1am
Thurs – Sat	10am to 3am





Minimum Capital Required

The following is a guide on estimated incoming's needed to secure the premises, working off a guide rent of £65,000 per annum.

Bond	£32,500
First Quarters' Rent	£16,250
Wellington Legal Fees	£ 1,500
Stamp Duty	<u>£ 7,738</u>
	£57,988

This is only an estimate and is subject to change pending final lease terms agreed. In addition, sufficient funds will need to be available for any additional refurbishment works and working capital.

Business Rates

The property is in an area administered by High Peak Borough Council.

The VOA website shows the 2023 Rateable Value has been assessed at £38,000

EPC

The property has an EPC rating of C.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system and CCTV.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment only through Fleurets Manchester office on 0161 683 5445

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements

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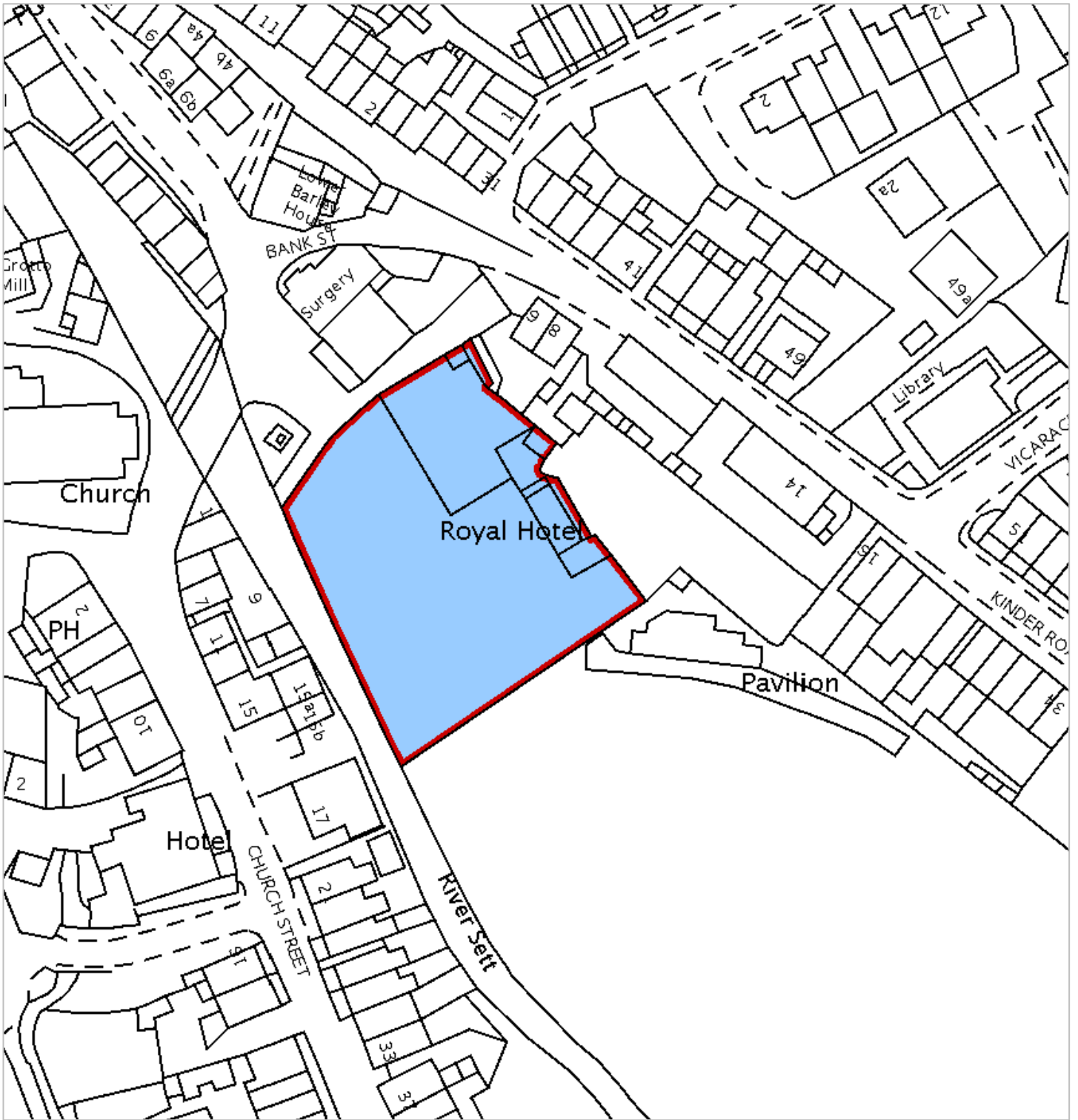


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