

FOR LET FREE OF TIE PUBLIC HOUSE WITH SIX LETTING BEDROOMS

ROYAL HOTEL

Market Street, Hayfield, Derbyshire, SK22 2EP



Key Highlights

- Detached Grade II Listed Public House
- Peak District National Park Location
- Traditional Lounge Bar and Function Room
- Extensive External Trading Area and Car Park
- Previous Planning Permission Granted for a further Six Letting Rooms

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.



Location

The Royal Hotel is located in the village of Hayfield, Derbyshire, in the stunningly beautiful Peak District National Park. Hayfield lies approximately 12 miles east of Stockport, 27 miles west of Sheffield and 6 miles north of Buxton. The hotel lies close to the A624.

Description

The property comprises a detached part-two and part-three storey Grade II Listed property originally constructed in the mid-18th Century.

The property has stone elevations beneath a pitched slate roof and there is a single storey extension to the rear with flat asphalt roof.

There is a detached two storey building of similar construction which is currently used for storage but has in the past had planning permission for conversion into letting bedrooms.

Externally there is a tarmac car park with approximately 50 spaces and an external trading area at the front which has seating for approximately 30 customers.

Overall the site extends to approximately 0.6 acres.

Accommodation

Royal Hotel Public House

Internally, the trading accommodation is situated at ground floor level with customer access from the front. It provides four connected wood-paneled lounge areas with single bar servery located centrally. Hardwood floors make it ideal for walkers as well as local trade and it can accommodate approximately 50 customers seated.

Adjacent to the main customer trading area is a function room which could be incorporated into the main trading area and can accommodate approximately 80 function guests seated or 100 standing. There is a good sized catering kitchen to the rear of the trading area together with customer toilets.

The beer cellar is located in the basement.

To the first floor there are six letting bedrooms, four of which have their own en-suite facilities and two are set up as a 'family room' with a shared bathroom.

There is a flat on the second floor with dining/kitchen/lounge, shower room and a double bedroom.

Former Barn

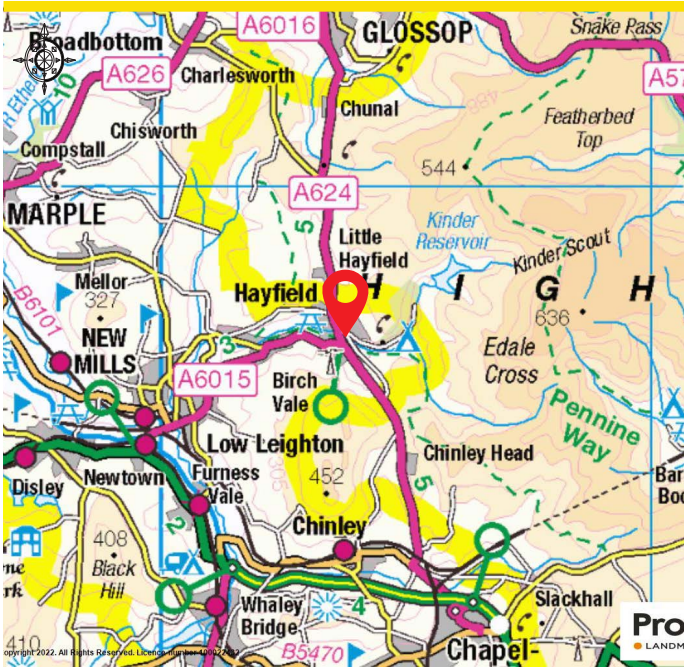
The former barn is currently used for storage but planning permission has previously been granted for a further six letting bedrooms. This has expired but it is likely that it could be reinstated but interested parties should make their own enquiries with the Local Authority.

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Tenure

The property is to be let on a free of tie lease by Wellington Pub Company.

Guide Rent

Offers are invited for a 20 year free of tie lease in the public house and adjoining barn on a full repairing and insuring basis at a guide rent of £65,000 per annum subject to open market rent reviews every five years and index linking annually in line with RPI with a minimum of 2.5% and maximum of 5%.

Rent Deposit

A deposit equivalent to three months rental will be lodged by the tenant.

Rating

The Royal Hotel is entered in the 2023 Rating List with a Rateable Value of £38,000.

Planning

The property is Grade II Listed and lies within Hayfield Conservation Area.

The Business

The property trades as a public house with approximately 50% of trade coming from drinks and the remainder

coming from food and accommodation. The business attracts both local and 'destination'/seasonal trade.

Licence

The property has a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol during the following hours:-

- 10:00 to 23:00 Monday to Saturday;
- 12:00 to 22:30 Sunday.

Fixtures & Fittings

Fixtures and fittings will be purchased by the ingoing lessee at the valuation figure determined. Stock and glassware will be valued on the day of transfer.

Energy Performance Certificate

An EPC rating of B (47) has been calculated for the Royal Hotel.

VAT

VAT at the appropriate rate will be payable in addition to the rental and any deposit.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents, Savills.

Contact

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