



File Ref: N-325411

Blacksmiths Country Inn

Hartoft End, Rosedale Abbey, Pickering, North Yorkshire YO18 8EN



Tenure
To Let


Price
Nil Premium

- Free of Tie Lease available
- 19 En-suite letting bedrooms
- Lounge (38), restaurant (65) & bar (35)
- Attached 3 bedroom house
- Extensive parking & grounds



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Director - Head of Agency North

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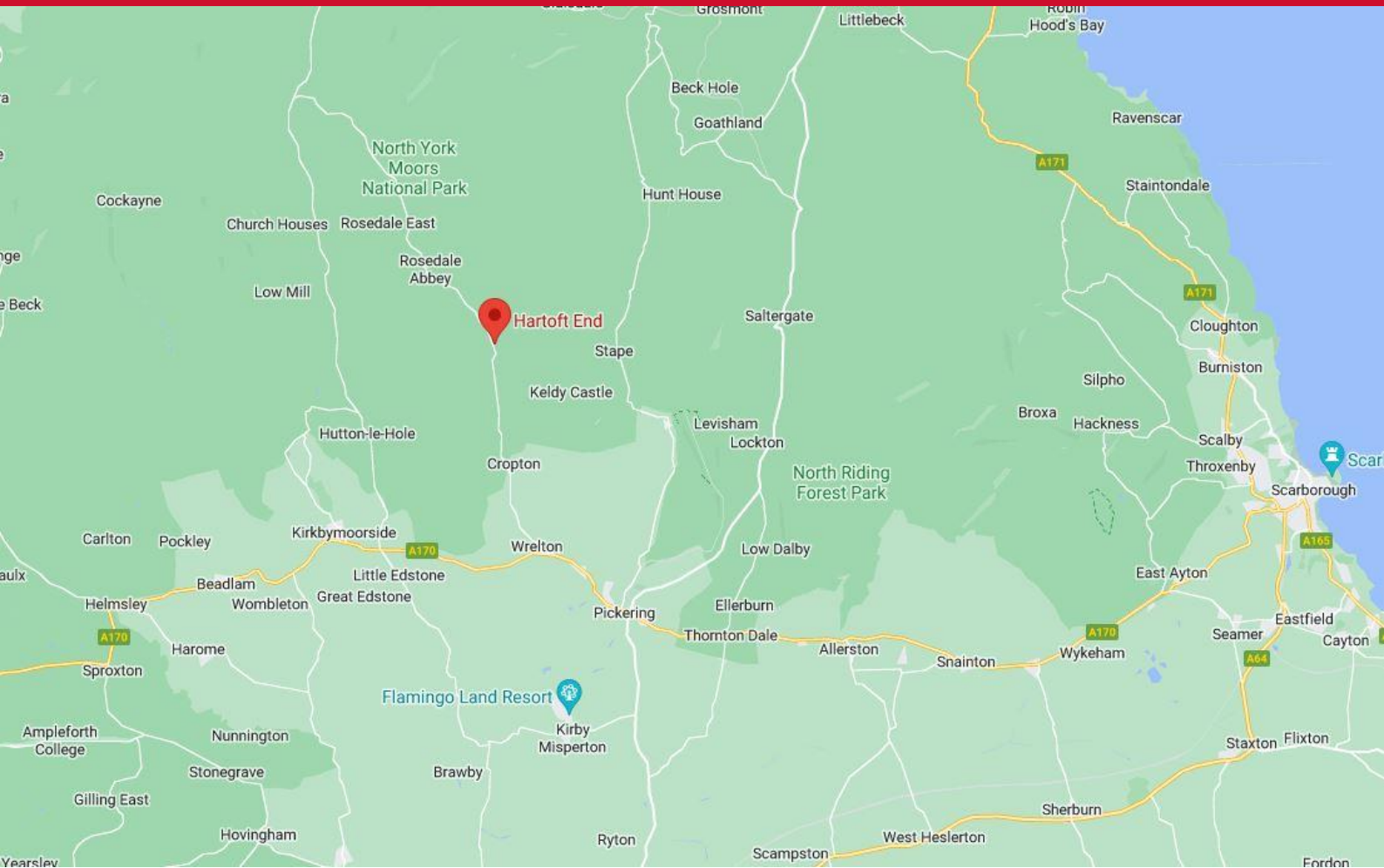
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Location

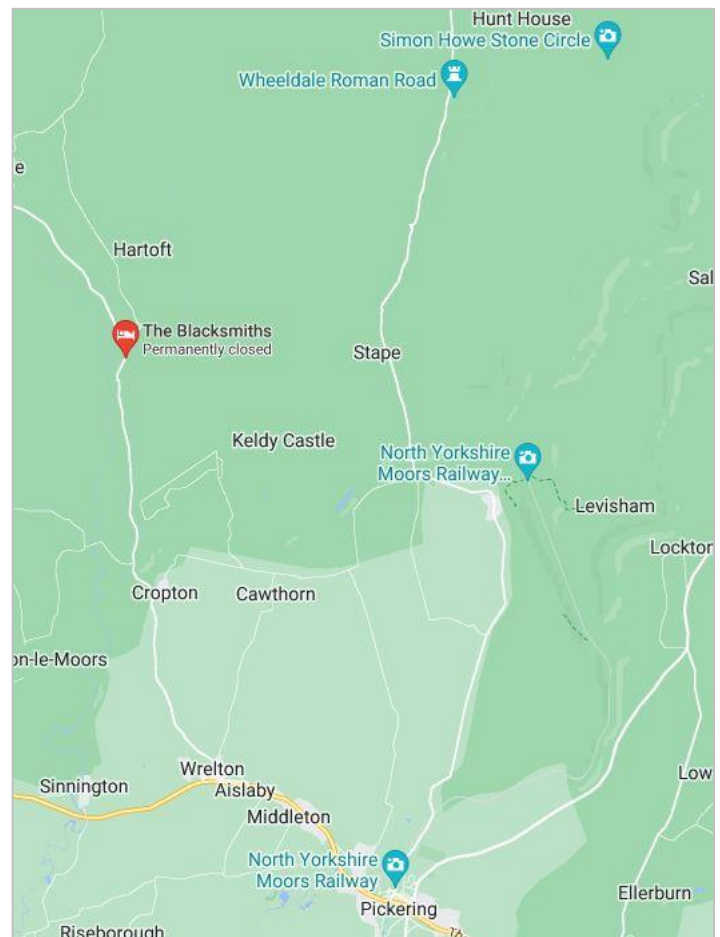
The property is located at Hartoft End on the road from Rosedale Abbey to Pickering, just a short drive through the magnificent North York Moors scenery, from the A170 Thirsk to Scarborough road.

Set within the delightful village of Rosedale Abbey and within the North Yorkshire Moors National Park, this area attracts visitors from across the country to sample the scenery, walking and touring, along with visitors' to Pickering, Kirbymoorside and surrounding areas.

Description

This property is a former 16th Century Inn, which was originally a farmhouse and was subsequently re built using stone moorings from the local Rosedale Abbey.

The property comprises a detached stone built two storey building with an additional single storey section to the rear, all of which are under pitched slate roof coverings. The property is surrounded by extensive gardens and parking.



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Trade

The Blacksmiths Country Inn is a landmark property within the North Yorkshire Moors National Park. This area is a particular hotspot for tourists throughout the year from walkers to cyclists and families. It also offers excellent access to an array of local attractions and towns such as York, Scarborough, Whitby and Pickering.

The property closed during Covid and requires updating.

Our client has never traded from the venue, however there is significant trading potential given the property offers accommodation which could cater for the increasingly popular staycation market.

No trading information is available.

Accommodation

Ground Floor

The front entrance leads to the front bar (32) with fixed and loose seating, wooden benches and an open fire. The servery extends through to the larger public bar to the rear, which also serves food (30).

Additional rooms connected to these public areas are the residents lounges which could be used for meetings, reading and relaxation. Continuing on the ground floor is the restaurant (60), separate hotel reception entrance, office, a trade kitchen, additional storage and ladies & gents customer toilets.

Letting Rooms

19 En-suite Rooms.

The rooms comprise:

2 Singles

17 Doubles - 4 of which can be easily utilised as twins.

4 Superior rooms - are all large, situated on the ground floor and each having French windows leading on to private gardens.

Private Accommodation

Comprises a lounge with patio doors to grounds, dining room, bathroom, kitchen and 3 double bedrooms which could be used for letting.

Outside

Large gardens are part of a 4 acre site surrounding the property and offering wonderful views of the North Yorkshire Moors.

To the side of the property is parking for approximately 40 cars, along with extensive lawned gardens and flowerbeds.

There is seating to the front of the premises.



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Tenure

Leasehold.

A new free of tie Lease is offered for a term of 20 years on Full Repairing & Insuring terms.

Rental offers are invited to reflect the Tenant investment required. The lease will be subject to 5 yearly rent reviews and RPI increases collared at 2.5% and capped at 5%. Six months rental deposit will be required.

NB For suitable operators the Landlord may be prepared to contribute to the cost of building works (not fit out)

Minimum Capital Required

The successful applicant will need to demonstrate they have sufficient funding to take on an operation of this size. Costs will include

6 months' rent deposit

1 Quarters Rent

Legal Fees

Stamp Duty

Working Capital

Capital investment for refurbishment

Depending on the extent of the renovation scheme we estimate this is likely to be in excess of £100,000. This is only an estimate and applicants will need to make their own assessment of the required funding.

Planning

The property is located with the North York Moors National Park, it is not a listed building.

Licence

A premises licence prevails for further information please contact Fleurets North office.



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Business Rates & Council Tax

The property is in an area administered by Ryedale Council. The 2023 Rateable Value has been assessed at £24,500.

The domestic accommodation is within Band D for council tax purposes.

EPC

The property has an EPC rating of E

Services

We are informed that the premises benefit from all mains services, water, electricity and drainage. LPG fired central heating.

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.

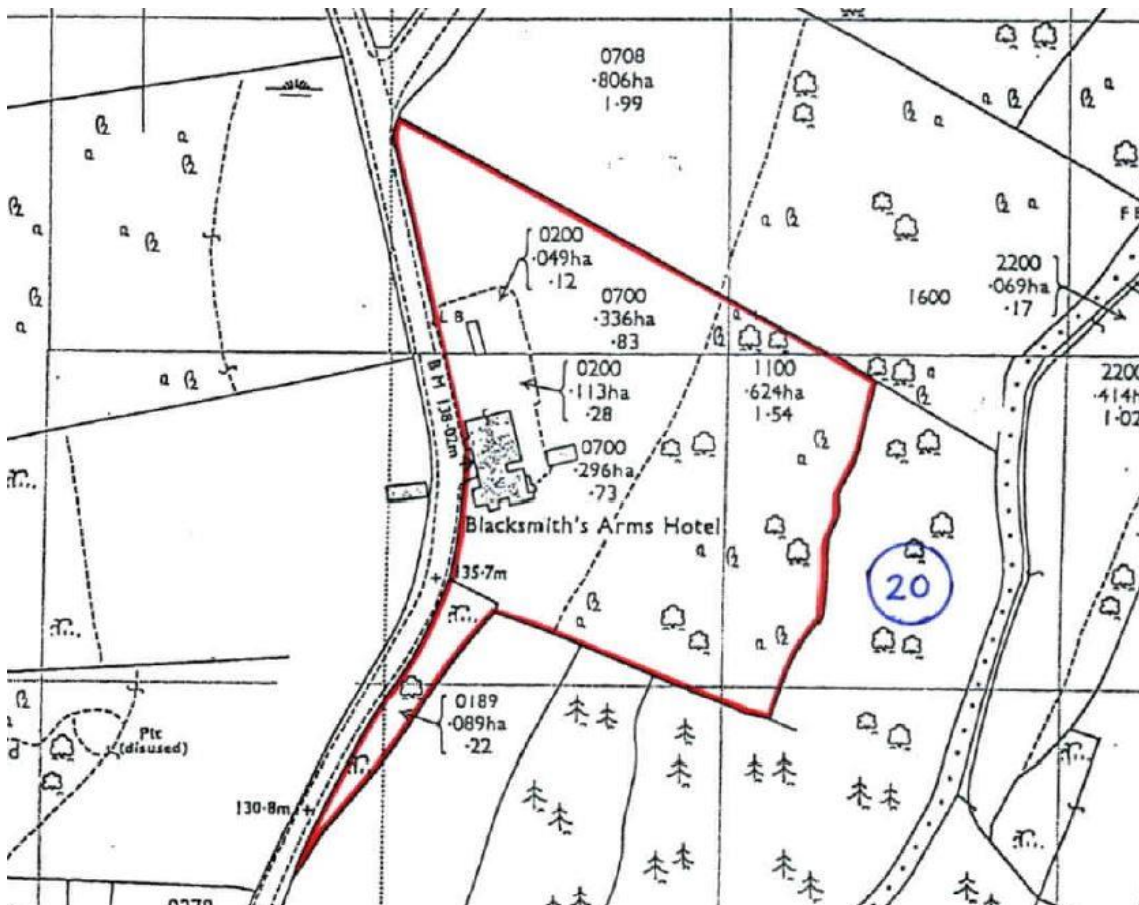
Viewing

Strictly by appointment only through Fleurets North Office.

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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- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
- ▶ Taxation, CPO, Consultancy & Litigation
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