

FOR SALE

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



GOATHLAND HOTEL

GOATHLAND, WHITBY, NORTH YORKSHIRE YO22 5LY

FAMOUSLY KNOWN AS THE "AIDENFIELD ARMS" IN THE HIGHLY SUCCESSFUL "HEARTBEAT" TELEVISION SERIES

CLOSE TO GOATHLAND RAILWAY STATION WITH STOPPING TRAINS ON THE NORTH YORK MOORS RAILWAY

EXCEPTIONALLY SUCCESSFUL TOURIST LOCATION WITH THOUSANDS OF VISITORS

EASY ACCESS TO/FROM WHITBY AND NORTH YORK MOORS

WELL ESTABLISHED FAMILY-RUN BUSINESS IN SAME HANDS FOR 40 YEARS

PUBLIC BAR; LOUNGE; FAMILY ROOM LOUNGE; ICE CREAM PARLOUR/SHOP WITH SEATING;

NINE LETTING ROOMS 8 OF WHICH ARE EN-SUITE; RESIDENTS' LOUNGE; CAR PARK; LARGE GRASSED BEER GARDEN

STABLE TRADING YET WITH POTENTIAL TO FURTHER DEVELOP WITH LONGER OPENING HOURS, CATERING, AND OPPORTUNITY OF RE-OPENING ICE CREAM PARLOUR/SHOP

PRICE: £175,000

For the lease, goodwill of the business, fixtures and fittings, plus stock at valuation

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Regulated by **RICS**[®]

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DIRECTIONS

From Whitby, take the A169 to the South, and follow signposts directed to Goathland. from the South (Pickering, Malton, and York) take the A169 and follow the signposts after Fylingdales R.A.F. Station into Goathland. The property is easily found on the main road through the village, after the shops and just before the Steam Railway.

ACCOMMODATION

Description

GROUND FLOOR -

Entrance Lobby: Double doors to front, door to;

Hall: Double radiator, stairs to upper floor, kitchen and trade room, reception desk/office.

Lounge: 4.69m x 4.25m plus bay window; ceiling cornice, brick fireplace with quarry-tiled hearth, cast iron radiator; two sections of button backed upholstered fixed bar seating plus loose seating, corner bar servery, door to;

Public Bar: 6.53m x 6.87m overall; panelled walls to 4 ft; brick fireplace surround to open fire, quarry-tiled hearth, 3 radiators, quarry-tiled floor, range of loose tables and chairs, seating for 30; door from left-hand entrance lobby, access to kitchen and toilets.

Servery: laminate counter, panelled beneath, over canopy with recessed lighting, glass and bottle shelves, side fitting with glass-washer point, stainless-steel wash-hand basin, laminate work surface, space for cold drinks cabinet

Toilets: Quarry-tiled floor, part tiled walls, double radiator

Gents: 3 pod urinals, WC, pedestal wash hand basin, half tiled walls, quarry tiled floor

Ladies: 2 WCs, wash-hand basin in vanity unit, half tiled walls, quarry-tiled floor, radiator

Family Room Lounge: 4.27m x 9.95m plus bay; ceiling cornice, delft rack, dado rail, 3 radiators, one section upholstered fixed bar seating and loose table and chairs

Ice Parlour/Shop **Cream** 9.62m overall x 4.16m; Including entrance lobby with double doors to front, inner double doors, and hatch to serving counter; exposed stone wall/panelling. Exposed ceiling beams, 2 double radiators, ceramic tiled floor, loose tables and chairs, servery with display cabinets plus work surface, corner wash hand basin, door to beer garden

Kitchen: 5.31m overall x 7.09m overall, fully tiled walls and floor, single-drainer stainless-steel sink, gas and electric points; walk in larder, door to inner lobby to stairs to upper floor, door to:

Wash-up: 6.0m x 2.45m
Fully tiled walls, quarry tiled floor, built in dishwasher system incorporating hose down, catering

sink, wash hand basin, laminate work surface, plumbing for washing machine, door to basement and rear.

FIRST FLOOR: From the main hall take the stairs to:

Letting bedrooms: There are **Five Letting Rooms** to this floor, these are 2 double, one twin, one super King and Single, one Super King bedded, 3 with shower room facilities, 1 with Bathroom, 1 with sink and in addition a resident's lounge.

On the same floor, 2 WC, 1 Shower, 1 Bathroom and a Store/Linen room, Storage Cupboard

SECOND FLOOR -

Landing: giving access to Letting Bedrooms: there are **Four Further Letting Rooms**, of which two are double and single bed, one is King, one is Twin each with and en-suite shower room.

LIVING ACCOMMODATION: This has an internal staircase leading from the catering kitchen to: -

FIRST FLOOR PRIVATE ACCOMMODATION

Landing: Radiator

Office: 3.02m x 2.2m; radiator

Living Space: Comprising a sitting room and master bedroom with en-suite bathroom

SECOND FLOOR -

Further Living Space: Two bedrooms in the roof/eaves area

BASEMENT: Stairs lead off the kitchen wash-up area to: -

Delivery Bay 6.69m x 4.26m; with beer chute to rear, spirit store, stone floor

Beer Cellar 3.06m x 4.26m; with single drainer stainless-steel sink, concrete floor with drainage sump and pump

OUTSIDE -

Car Park: To the left-hand side of the property with spaces for around 12 cars

Service Yard: Leading off the car park and access to:

OUTBUILDING Includes, bottle store, boiler house, store cupboard, owners Gym space, Roof storage full length of the building.

Bottle Store: 5.2m x 2.09m plus built-in walk-in cold store

Boiler House: With store

Private Garden: Set out with borders and planting with access:

Private Allotment: Established.

Beer Garden: Laid to grass with flower surrounds.

FIXTURES AND FITTINGS

The lease and business is being sold with the benefit all trade fixture, fittings and equipment on the premises. Note all of the items in the private quarters are excluded.

The property has mains water, electricity, and drainage. Central heating and hot water are provided by means of an oil-fired boiler. LPG is available for the catering kitchen cooking only.

LOCAL AUTHORITY

North Yorkshire Council

RATEABLE VALUE

£14,650

It should be noted that Small Business Rates Relief is available.

Council Tax Band: B

LICENCES

The property operates with the benefit of a premises licence. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

TENURE

The property is the subject of a 10-year lease from 20 February 2020, on full repairing and insuring terms, at a rent of £32,000 per annum. A rent review is due on 20 February 2025. The lease is not excluded from the security provisions of the Landlord and Tenant Act 1954, and upon expiry therefore the Tenant will be entitled to renew the lease.

The Tenant is tied in respect of the supply of all draught and bottled beers, ciders etc, but can trade free of tie with wines, spirits, and minerals.

TRADE AND BUSINESS

There are two full-time proprietors engaged in the business, who are assisted by two other full-time members of staff. In addition, there are variable numbers of part-time staff working differing hours and undertaking a range of duties.

The business trades all year round 5 days a week apart from a short break occasionally to suit the owners. The opening hours of the bars are normally 11-30am-3:30pm, and then 6:45pm-10:00pm each day. These hours are very limited to suit the owners' lifestyle. These hours could readily be extended.

Catering is offered during all of these trading times at present.

Letting bedrooms are available all year round but currently just 3-day weekends, and a tariff of £150 per room, bed and breakfast for two persons is charged. There is potential to expand upon letting bookings as currently these are only taken for 3-night stays.

Around 90% of the hotel bookings come directly to the hotel, with the remainder coming through an agency. This keeps commission charges very low.

It should be noted that the now Proprietors operate this business to suit their own lifestyle, with a limited trading hours during most of the year and keeping the operation as simple as possible. There is therefore significant opportunity to increase trade by longer opening hours, and perhaps changing the style of operation. This particularly applies to the letting bedrooms, and catering offering.

It is considered that this business should be capable of sustaining sales of an average of up to £12,000 gross per week.

Financial and trading information will be supplied to seriously interested parties, following inspection.

VIEWING

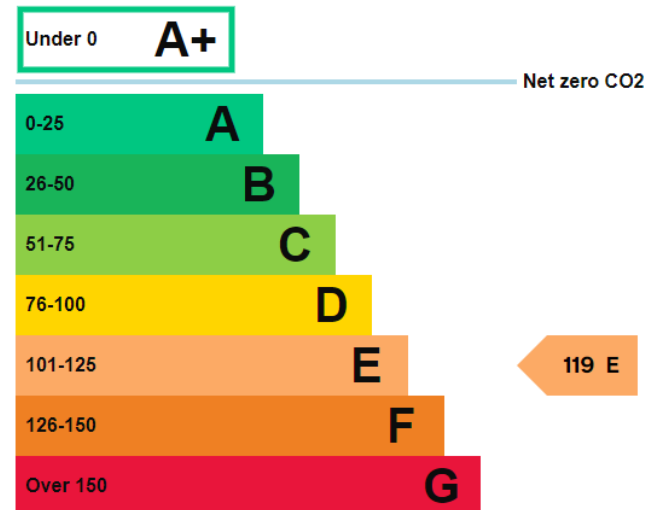
Strictly by appointment with the sole selling agents. Under no circumstances should anybody directly approach the owners, or the staff engaged in the business.

VALUE ADDED TAX

VAT will be charged at the prevailing rate, if applicable.

ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is E.





AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C2097

26 July 2023