

# FOR SALE

## THE GANTON GREYHOUND INN

MAIN ROAD, GANTON, SCARBOROUGH, YO12 4NX

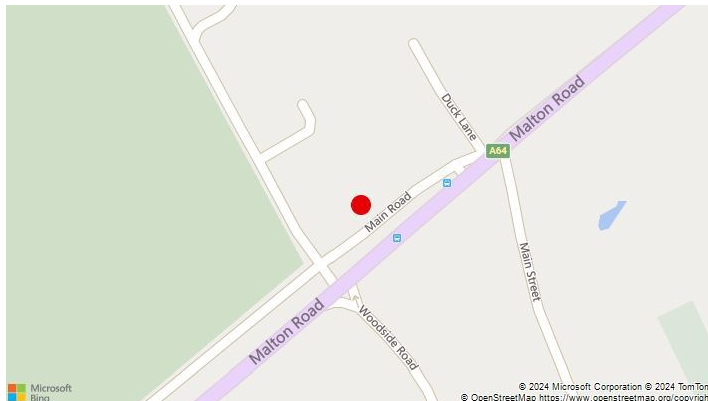


## Hotel/B&B

Price - £895,000

### Property Features

- Property with 17th Century Coaching Inn history situated on the A64 trunk road from York to Scarborough
- 17 Letting Bedrooms including Large Family Rooms plus Private Accommodation and Garden
- 28 cover Lounge Bar and 38 cover Conservatory Breakfast Room
- Strong levels of turnover with excellent profits on limited opening hours
- Good size enclosed garden to the rear



### Enquiries

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## Location

Situated on the A64 trunk road from York to Scarborough, 32 miles north east of York. Heavily trafficked throughout year. Ganton village on opposite side of road. Near to Ganton Golf Club a source of repeat constant trade.

Wolds Way is close by appealing to walkers. The North Yorkshire Moors, coastal towns of Scarborough, Filey and Bridlington are within easy reach.

## Description

Originally a bustling 17th Century Coaching Inn, The Ganton Greyhound Inn has been thoughtfully extended and refurbished to provide 17 well-appointed letting bedrooms, each offering a unique characterful ambiance.

The main building comprises a spacious ground floor featuring a welcoming snug, a delightful restaurant perfect for indulging guests, and a bright and airy breakfast room to start the day right. Upstairs, you'll find the private accommodation, providing a comfortable retreat for owners or managers.

Adjoining the main inn is a two-storey block dedicated to letting bedrooms. This modern addition offers 17 well-appointed rooms, including three spacious family rooms capable of accommodating up to four guests each.

Recent substantial investments have transformed the property, including:

- New double-glazed windows and doors
- New central heating systems with two brand new boilers
- Modernized water heating system
- Beautifully refurbished bedrooms
- Five luxurious new bathroom suites

The property sits on a generous plot with ample parking in the courtyard and a delightful beer garden, ideal for relaxation and socialising.

## Accommodation

Ground Floor is made up of 6 separate trading rooms

Reception/Public Bar

28 covers Lounge bar with shared servery to bar

28 covers Conservatory Restaurant.

Lounge

Family/Function Room

Conservatory Breakfast Room

Catering Kitchen

Dried Goods Store

Beer Store and cellar

First Floor

Rear landing leading to 3 ensuite double bedrooms

Door to roof terrace

Front landing

Four double Bedrooms with ensuite bathrooms

Single bedroom with wash hand basin connecting with double ensuite bedroom

Inner landing to Private accommodation consisting of office, separate shower room, modern fitted kitchen, sitting room and master double bedroom with ensuite bathroom and door to roof terrace

A further accommodation wing consisting of 10 ensuite bedrooms, on two floors.

Outside

Large grassed Beer garden with terraced area and fish pond

Private garden with BBQ, Summer house, gate leading to Beer

Garden and large fish pond.

Garage, workshop, laundry and log store

Car park with further storage buildings





## Services

We believe that mains electric, water and drainage are connected to the property. LPG to boilers, heating and catering equipment. Interested parties are advised to make their own independent enquiries.

## Trade and Business

The Ganton Greyhound is a long and very well established operation. Benefitting from a long frontage to the A64 with significant passing trade. It also benefits from having such good access from the A64 so that it is easily found and accessible from a wide area.

The letting accommodation is achieving good levels of occupancy but still has room for growth. The property is well placed to attract a clientele visiting not only the Yorkshire Coast - Scarborough, Filey, Whitby etc. but also the North York Moors, Yorkshire Wolds and numerous attractions close by. The business also has an excellent restaurant reputation, but currently operates on very limited hours, for example they currently do not open on a Sunday, purely to suit the current owner's lifestyle. A public bar is also on offer as well as function facilities.

Currently operated by a partnership of two on a part time basis, who are now looking to fully retire hence the reason for the sale. They are supported by a small but first class complement of staff.

Sales are generated from the three sources noted, and running at an average of £8,000 to £8,500 net per week. As would be expected for a business such as this the Gross Profit margin is high and this feeds to an excellent overall level of profit.

In addition, there are still opportunities to further develop and grow the business, by opening more hours especially in the Easter to mid-October period, promoting function and event bookings such as weddings, and introducing special offers and breaks at quieter times of the year.

Full financial details and information will be provided to seriously interested parties following inspection.

## Fixtures and Fittings

The property is being sold fully fitted and equipped. Some items of a personal nature will be excluded from the sale. An inventory of items included will be prepared in due course.

## Licences

The Ganton Greyhound operates with a full Premises Licence for the sale of alcohol as well as for recorded and live music events. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

## Terms

The property is being offered for sale Freehold.



## Business Rates

RATEABLE VALUE

RATES PAYABLE

£9,700

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department. The Owner accommodation has a Council Tax Band A

## Value Added Tax

VAT may be charged at the prevailing rate.

## Costs

Each party is to be responsible for their own legal costs in the matter.

## EPC Rating

An EPC has been commissioned and will be available in due course.



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