TO LET

UGTHORPE LODGE

GUISBOROUGH ROAD, WHITBY, YO21 2BE

BARRY CRUX & CO

Public House

Rent - £20,000 per annum

Property Features

- Stunning Location in the North York Moors National Park
- Large Well Fitted Ground Floor Trading Spaces
- Four En Suite Letting Rooms & Three-Bedroom Owners Accommodation
- Large Beer Garden & Shared Parking
- Free of Tie Terms with Private Landlord





Enquiries

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Location

Located by the side of the main A171, Whitby to Guisborough road that gives direct access to the Teesside conurbation areas. The property is situated in open countryside with stunning views all around over the surrounding North York Moors National Park areas. It is easily accessed from Whitby 9 miles to the East, Guisborough 13 miles to the West and Middlesbrough 22 miles to the North-West.

Description

The Ugthorpe Lodge Hotel is an imposing stone-built property under pitched roofs with a conservatory extension to the rear and an attached, unrelated cottage to the rear. Internally, it has ground floor public trading areas with letting rooms and private accommodation on the first floor. Ample garden space is provided to the front along with a large, shared car park to the side.

There is a separate caravan site to the rear, which is operated separately by the landlord. Our clients have run the pub themselves but have mostly had it rented out to tenants.

Accommodation

Ground Floor - Accessed via a lobby to the front, which leads into the trading areas. The main bar is well-appointed with a large wooden topped bar server and open plan trading spaces. These are carpeted throughout with seating on a mixture of perimeter benches and chairs set at loose tables. There is an open fire and separate log burner.

The Back bar can be operated as an overspill in busy times or for private functions. This has its own dedicated bar server with an attractive vaulted ceiling. Seating is provided on chairs and stools set at loose tables. There is a wood burner and darts throw. It leads through to the conservatory which has flagged flooring and exposed stonework to the walls. This space is currently used to accommodate the pool table.

The restaurant/breakfast area is currently not in use, but is in a good state of repair, with a good standard of décor and laminate flooring throughout. It can accommodate 28/30 covers at full capacity.

Ancillary accommodation at this level includes ladies and gentlemen's customer toilets, upland beer store, storage and a freezer room. There is a large catering kitchen with extraction, although is not currently in use and not fitted out.

First Floor -
There are four well-appointed double-ensuite letting rooms, some with superb views over the surrounding scenery. There is space for a fifth room, but the current tenant has chosen to use this as storage/workshop space. Other ancillary accommodation at this level includes storage, laundry and washing area.

Also on this floor is the private owner's/manager's accommodation, which comprises of three bedrooms, lounge/dining room, kitchen, bathroom and office space.

External -
Large, grassed beer garden to the front with children's play area and views of the moors. The coal bunker for the pub is here alongside a decked area. To the side is a smaller enclosed garden, which the tenant uses as a private space.

There are several dedicated parking spaces directly to the side of the pub for up to 8 cars and a larger shared car park with the caravan site directly next to these.







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Services

We are advised that the property is connected to main electricity and water. Drainage is via a sceptic tank and gas is provided by LPG bottles.

Trade and Business

Our client has owned the pub and adjoining campsite for an extended period of time. They have operated the pub themselves in the past but have mainly let out. The current tenant now wishes to retire and will not be renewing their lease upon expiry. Our client is therefore looking for a new tenant.

The business has been operated only on a partial basis for the last 2 years, with very limited opening hours, no food and the rooms have not been let out as the current tenant winds down to retirement. Our client is looking for somebody to come in and get the business back up and running on a full-time basis for wet, food and accommodation sales.

This area sees a large influx of tourists during the main season but also enjoys a good flow of visitors year-round with the exception of January and February. The adjoining camping and caravan site has a mixture of owned pitches and touring pitches that provide a strong source of income. There are also a number of other nearby sites, which we are advised, do not provide bar or restaurant facilities.

Fixtures and Fittings

All the loose fixtures and fittings that remain will be transferred to the new tenant.

Licences

Sale/supply of alcohol - For consumption on and off the premises
M-S- 11.00-02.00

Terms

Available on a free-of-tie internal repairing and insuring terms on a 10-year agreement at a rent of £20,000 per year and subject to five-yearly rent reviews.

Business Rates

RATEABLE VALUE	RATES PAYABLE
£7,700	

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Value Added Tax

VAT may be chargeable on the rent.

Costs

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

EPC Rating

The property's energy rating is C60







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