

The Racehorses Hotel, North Yorkshire

20583



FINE RIVERSIDE COUNTRY INN & RESTAURANT, WEALTH OF CHARM, OPEN FIRES, FLAGSTONE FLOORS, BEAMS GALORE. YORKSHIRE DALES NATIONAL PARK, 17 EN-SUITE ROOMS, 2 LOUNGE BARS, 2 DINING ROOMS 70+



The Racehorses Hotel, Kettlewell, Skipton,
North Yorkshire, BD23 5QZ

GUIDE PRICE £275,000
LEASEHOLD

LOCATION

Centrally located in this stunning North Yorkshire Dales National Park village on the River Wharf, approximately 30 miles north west of Harrogate.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

YOUR SMART BUSINESS LOCATOR. DAVEYCO.COM

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THE BUSINESS

Operated by our client for over 16 years this quintessential riverside country inn & restaurant exudes a wealth of rustic charm. Centrally located in this stunning North Yorkshire Dales National Park village located on the River Wharf with a huge all year round tourist and resident trade draw. Rock solid establish trading platform with masses of further scope in the hands of ambitious owners with an eye on capturing the huge potential of this site.

THE PREMISES & TRADING FACILITIES

Rustic charm abounds with open working fireplaces, flagstone floors and beamed ceilings galore. There are two lounge bars and snugs, two restaurant/dining rooms for minimum 70 plus and 17 excellent en-suite letting bedrooms. Lovely sun terrace overlooking the River Wharf with excellent views. Commercial catering kitchen and ancillary areas.

TRADING INFORMATION

The business has consistently returned net sales in the order of £600,000 per annum excluding VAT producing 62% gross profit from an advised split on trade of approximately 50% food, 35% wet and 15% accommodation sales. Accounts will be made available to genuinely interested parties who have viewed the business.

TRADE FIXTURES & FITTINGS

We are advised that the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

The premises are held on the residue of a 20 year lease with Wellington Pub Company. The current rent passing is approximately £80,000 per annum.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers are sought in the region of £275,000 for the leasehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.