



BOUTIQUE COUNTRY INN FULLY RENOVATED RETAINING WEALTH OF RUSTIC CHARM, 1 ACRE+ SITE, GATEWAY TO NORTH YORKSHIRE MOORS, 5 PREMIUM ROOMS, SCOPE FOR 5 MORE, HIGHLY SPECIFIED, STUNNING THROUGHOUT



The Cayley Arms Inn, Allerston, Pickering, North Yorkshire, YO18 7PJ

Offers Around £950,000

Freehold

LOCATION

Prominent position on the A170 Pickering to Scarborough road on edge of North Riding Forest Park and North Yorkshire Moors.

VIEWING ARRANGEMENTS

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

THE BUSINESS

Owned and operated by our clients for 9 years who carried out a comprehensive scheme of refurbishment to an uncompromisingly high standard. This stunning boutique style country inn retains considerable character and charm whilst offering top end hospitality facilities and accommodation. Operating 5 days per week, 11 months p.a. by choice the business delivers substantial net profitability whilst offering massive scope for considerable growth. Potential to develop part of the 1 acre+ site whilst retaining the existing business premises.

THE PREMISES & TRADING FACILITIES

Pristine throughout, trading facilities comprise a lounge bar with flagstone and oak boarded floors, feature fireplaces, snug lounge, impressive restaurant, in all dining 60+. There are 3 king and 2 double letting rooms. Top specification fully equipped commercial kitchen and preparation rooms. Beautiful grounds with front gardens and terrace and a garden with brook to rear. Substantial former stable block with scope for 5 rooms Large car park.

TRADING INFORMATION

Operating 5 days per week, 11 months a year by choice, the business delivers a substantial level of 6 figure net profitability. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Excellent standard of private accommodation comprising 3 rooms, a fitted dining kitchen and a bathroom.

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold

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 around £950,000 for the freehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

The energy rating is D.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



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