



STUNNING COUNTRY VILLAGE INN,
YORKSHIRE DALES NATIONAL PARK,
NIDDERDALE AREA OF OUTSTANDING
NATURAL BEAUTY, STONE FLOORS, OAK
PANELLING, FANTASTIC VIEWS,
HONEYPOT LOCATION, SAME HANDS 28
YEARS

The Royal Oak Inn, Dacre Banks, Harrogate,
North Yorkshire, HG3 4EN

Guide Price £895,000

Freehold

LOCATION

Located about 10 miles north west of Harrogate Dacre Banks is the perfect place to explore the Yorkshire Dales, Nidderdale Area of Outstanding Natural Beauty, Bolton Abbey, Fountains Abbey and Brimham Rocks.

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 the past 28 years this historic village inn dates back to 1752 and possesses a wealth of original character and charm. Perfectly located in the Yorkshire Dales and with stunning views across the Nidderdale Area of Outstanding Natural Beauty and yet only 10 miles or so from Harrogate. The business deliver high annual net profits whilst oozing massive untapped scope for growth.

THE PREMISES & TRADING FACILITIES

Warmly welcoming trading facilities comprise a lounge bar with flagstone floor and inglenook fireplace, Dales View dining room with stunning views, Eric's Pantry snug lounge with fireplace, dedicated restaurant which also provides a functions facility and there are 3 excellent en-suite letting rooms. There is a paved trading terrace to the front and stunning gardens with amazing views to the rear. Well equipped commercial kitchens.

TRADING INFORMATION

Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Private accommodation comprises 3 rooms, a fitted 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 in the region of £895,000 for the the freehold, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

The energy rating is F.

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.