

The Cliffe at Dinham

6 Halton Lane, Dinham, Ludlow, SY8 2JE

Colliers

For Sale



- A smart 13 bedroom hotel close to Ludlow Town Centre
- Extremely well presented throughout
- 2 AA Rosette award winning restaurant
- Net takings of £856,318 with profits of £246,361 in the year ended March 2022

**Offers in the region of
£950,000 – Freehold**

**Note: this could be by
way of a Lease Purchase
Agreement over 5 years**

Viewing is strictly by appointment
through Colliers

Peter Brunt LLB DipLE MRICS
Hotels Agency
07885 096857
peter.brunt@colliers.com

colliers.com/uk/hotels

The Cliffe at Dinham



A thirteen bedroom hotel with smart public areas, The Cliffe was originally built in the second half of the nineteenth century as a gentleman's residence for a local solicitor. Nowadays it operates as an all-round hotel and it is very well presented throughout. The single storey orangery built by our clients provides a spacious restaurant area with an abundance of natural light. The hotel has staff accommodation and a detached two bedroom bungalow, currently letting rooms, could easily be reconverted to provide a very comfortable house for a resident owner and all this is a short walk from one of the prettiest towns anywhere.

The Cliffe is just the other side of the river from Ludlow and a stroll over the ancient bridge by a lovely weir takes you up to the castle and the town. There is a two-week Fringe Festival and Food and Drink Festivals, centred on the castle and which are some of the largest in the UK, putting it firmly on the tourist map and Ludlow is an ideal place to stay when visiting this unspoilt part of the Welsh Borders. Two local hotels have closed in recent years reducing competition. People come for the walking and sporting, and there are up to twelve days' racing at Ludlow racecourse.

Our clients bought The Cliffe in 2014, and immediately injected a significant amount of investment into the building which was previously a tired 9 bedroom two-star hotel. Having brought the standard of the business up and enjoyed their eight years at the

property they have decided that the time has come to retire and offer their successors the opportunity to live and work in this beautiful area and town.

THE PROPERTY

The property is a detached three storey building of typical design and construction for the era of inception. Elevations are of solid red brick beneath a multitude of pitched tile-covered and flat roofs. It is not a listed building.

PUBLIC AREAS

The ground floor comprises three individual trading areas namely the Orangery, Lounge Bar and Terrace Room. The Orangery, which can seat up to 50 covers, is used as the more formal dining section and provides a light, airy and spacious room for guests to enjoy their meal. The glass roof ensures that the room is supplied with an abundance of natural light throughout the day.

The Lounge Bar, which also operates as a reception area for overnight guests, has been tastefully designed to provide more of an informal and relaxing environment, featuring a central bar servery and casual seating for roughly 20 covers.

The Terrace room acts as a further dining area which is less formal than the Orangery and can seat up to 40 covers. The room is spacious and provides a comfortable environment for patrons.



The Cliffe at Dinham



The Cliffe at Dinham

LETTING BEDROOMS

Thirteen letting bedrooms to sleep 25. There are 12 well-appointed en suite double bedrooms and one single en suite, of which 11 are located in the main building and the remaining 2 in the separate cottage to the rear. The rooms are a mixture of premium, standard and superior sizes, with a combination of walk-in showers and showers over baths. Each room was refurbished in 2016 to a high standard.

STAFF/OWNERS' ACCOMMODATION

The property includes staff accommodation comprising a double and single bedroom with a shared shower facility. The bungalow to the rear has been converted into two en suite double bedrooms but could be changed back into separate owner's accommodation with relative ease.

SERVICE AREAS

Commercial kitchen with modern equipment and a small office. Substantial cellar with plenty of storage space.

OUTSIDE

The property broadly occupies a site area of c. 0.72 area. The site comprises an on-site car parking facility for up to 40 vehicles. The property also has various outside trading areas, including a lawned garden suitable for hosting outside events, and an attractive outdoor terrace which is ideal for alfresco dining during the warmer months.

SERVICES

The Local Authority is Ludlow South Shropshire District Council (01584 813000)

Mains electricity and water. Private drainage. LPG.

LICENCE

Premises Licence

WEBSITE

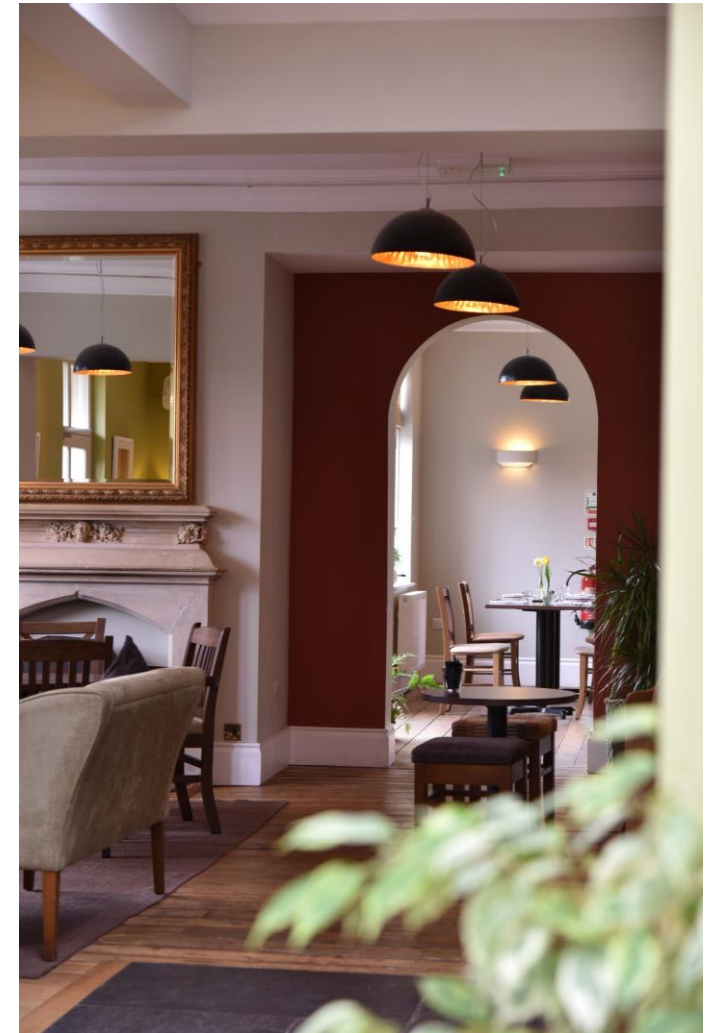
www.thecliffeatdinham.co.uk

TRADE

Accounts for the Y/E 31 March 2020 (affected for the final few weeks by Covid shut down of course), the business produced a net turnover of £705,812, and trading profit before finance, depreciation and directors remuneration of £171,368.

In the year March 2023 draft accounts show revenue was £742,416 with a profit of £159,298 and March 2024 shows revenue largely maintained (c.4% down only).

Additional financial information will be supplied to bona fide parties in advance of a formal viewing.



The Cliffe at Dinham

PRICE

Offers in the region of £950,000 for the freehold property complete with goodwill and trade contents (according to inventory) excluding personal items, stock at valuation. Our clients would be prepared to consider a sale of the shares in the owning company

LEASE PURCHASE

If preferable this can be a Lease Purchase Agreement whereby the Purchase Price can be paid in instalments with the Purchaser taking a lease and making capital payments over a maximum of 5 years. No interest will be applied over the period with the price being spread over the period or alternatively the monthly payments being reduced with a "bullet" paying off the remainder at the end of the term. The price will be fixed now for a purchase over 5 years.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

FINANCE

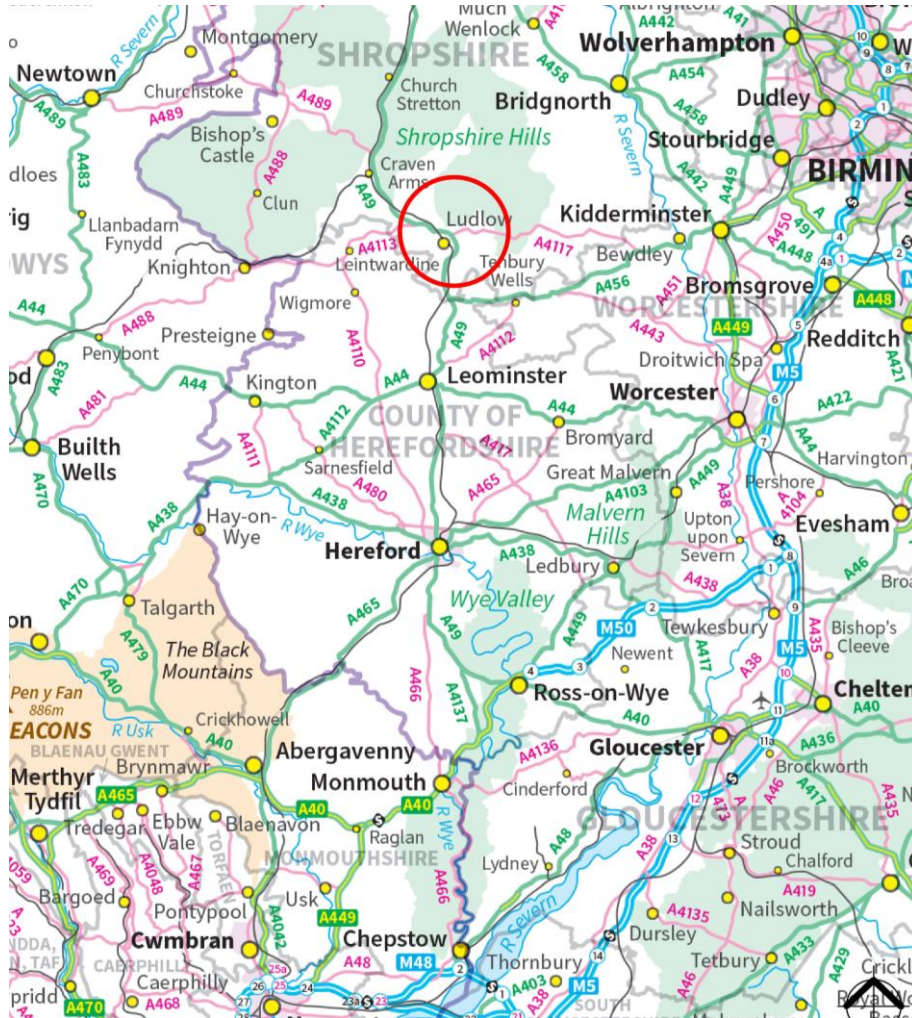
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

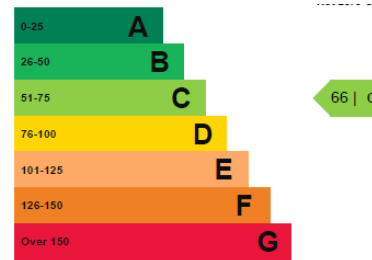


The Cliffe at Dinham



DIRECTIONS

Travelling north on the A49 Leominster to Shrewsbury Road, take the left turn signposted Richards Castle and Ludlow A4361 a couple of miles south of Ludlow itself. Just as you approach the traffic lights before the bridge over the river leading into Ludlow, turn left at the signpost to Burrington. Shortly after the lay-by on your right that has a wonderful view of Ludlow Castle, turn right and go downhill to Dinham, where you will see a sign to the hotel on your left.



For further information, please contact:



Peter Brunt LLB DipLE MRICS
 T: 07885 096857
 E: peter.brunt@colliers.com

Disclaimer
 Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Mar24). Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.