

Millfields Hotel

53 Bargate, Grimsby, North Lincolnshire, DN34 5AD



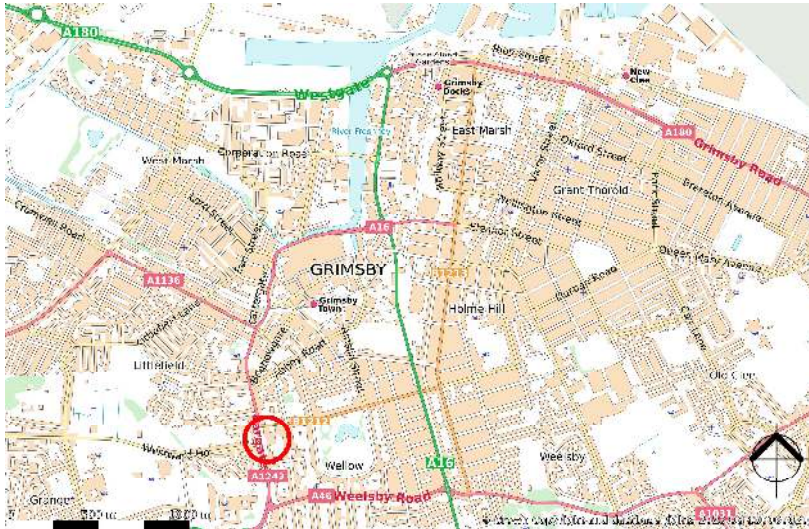
For Sale



- 27 en suite letting bedrooms with planning consent for more
- Substantial public areas including large restaurant facilities and well-appointed bar
- Popular health and fitness facilities and meeting space
- Extensive public area refurbishment undertaken in recent times
- Turnkey business opportunity in a prominent roadside location
- Consistent year-round trade with clear business growth opportunities
- Freehold

Offers in the region of £1.15m for the entire shareholding in the owning company

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Source – Edozo. For illustration only.



Introduction and Location

Millfields Hotel is an imposing and well-established hotel with 27 letting bedrooms and well-appointed, spacious public areas, including substantial F&B areas and function facilities as well as a highly popular leisure facility. A popular venue for corporate, tourist and local trade, Millfields Hotel is an established hotel which has been developed and maintained to a good standard throughout.

The Property is prominently located within walking distance of Grimsby town centre on the A1243 (Bargate) which is one of the main routes into the town centre and provides access to the town's train station. The hotel is close to the pretty and leafy Victorian area of the "People's Park" providing pleasant surroundings for guests.

Significantly there are local developments which will drive trade into the area including the Prax Group purchasing the Lindsey Oil Refinery and ABLE UK receiving planning consent to substantially increase the capacity of Immingham Port which is located close by and will bring a great deal of contractor trade while construction takes place and corporate trade thereafter.

The town of Grimsby is located on the popular east coast, approximately 28 miles east of Scunthorpe and 33 miles south of Hull. The main businesses in the area include food and drink production, port and logistics, renewable energy, chemical and processing industries and digital media. Grimsby is also home to the largest fish market in the UK and is the centre for the UK fish processing industry. The local port benefits from its deep port location on the Humber estuary and, with Freeport status, is the UK's largest port by tonnage and is on one of Europe's busiest trading routes.

The town is accessed from the A180/ M180 providing links to the M18, M62 and M1. There are two railway stations, Grimsby Town and Grimsby Dock, providing access to Doncaster, Sheffield, Barton-on-Humber, Lincoln and Nottingham. Humberside Airport is located 14 miles west of Grimsby providing scheduled flights to Aberdeen and Amsterdam and chartered flights for holidays throughout Europe.

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The Property

The beautiful Grade II listed property hotel provides a striking first impression and is set back from the main road over a site which extends to just over an acre. The hotel was purchased by the current owners in 1979 and throughout their tenure, the owners have continually spent money on the hotel and in recent times have refurbished the public areas, re-opened the leisure facilities, and started work renovating the letting bedrooms.

The imposing property comprises the main 2 story building built in circa 1879 with several later twentieth century additions as well as a separate coach house containing letting bedrooms.

Public Areas

The impressive main entrance is to the front of the building and leads directly into the beautiful foyer and large Reception lobby having a reception desk to the left and access to the characterful Westwood Lounge seating around 20.

To the right of the reception is access to the first of the two impressive and refurbished rooms which make up the Bargate 53 Restaurant. The first room is the atmospheric bar and lounge for 30 which leads to the light and airy conservatory seating around 65 and buffets for 125.

To the rear of the bar and conservatory is the Sports Lounge with pool table, dart board and seating for 30.



Letting Bedrooms

The letting bedrooms are split between the original main building and a Coach house directly linked to the rear of the building.

27 en suite letting bedrooms are contemporary and stylish and are arranged as follows:

1 Suite - Double

3 Executive – Doubles

12 Superior – 9 Doubles, 3 Family Rooms (1 Double & 1 Single Bed in Room)

11 Standard – 7 Double, 4 Family Rooms (1 Double & 1 Single Bed in Room)

The Rafters Suite is an extremely impressive bedroom located on its own in the eaves of the hotel's roof.

All the bedrooms have en suite facilities and are fitted with a television, tea & coffee making facilities, hairdryer and iron & ironing board.

The executive rooms and suite also benefit from a Nespresso coffee machine, with individual styling and either a king size bed, four poster or super king bed.

The superior rooms also have a 40" television.

3 executive and 1 standard double bedroom are located within the coach house.

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Leisure Facilities

The hotel benefits from a popular leisure facility which has been established in the area for many years.

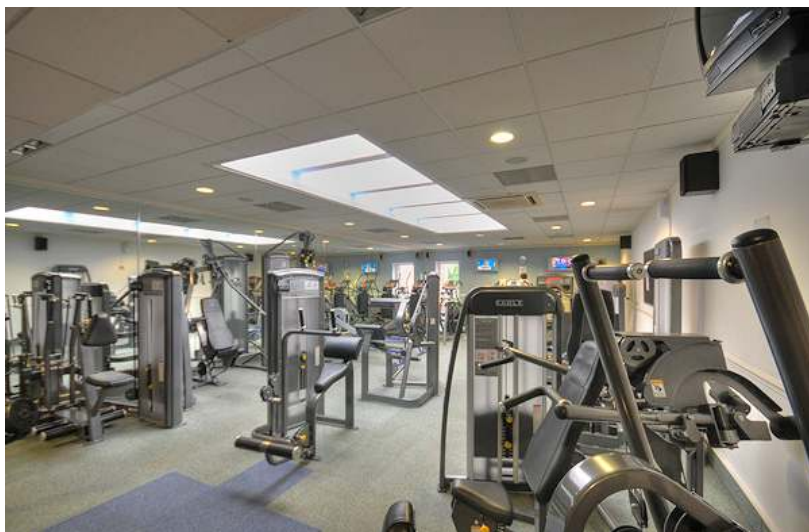
Over both storeys of the hotel, the facilities include a gym complete with modern equipment, two squash courts, fitness suite and gym classroom. There is also dedicated (and recently new) changing and W/C facilities located on the ground floor adjoining a sauna and steam room.

In addition, within the leisure area is a hairdresser operated by a third party. There is also a former beautician's room which has now been converted to a laundry.

Service Areas

The main service areas within the Hotel are located to the rear of reception and include a substantial commercial grade kitchen with associated areas and cellar.

There are also several storerooms throughout the hotel, and a manager's office on the first floor.



Planning and Development

The hotel benefits for planning consent for an additional three bedrooms which would be developed on the first floor in the former changing areas above the F&B areas.

In addition, there are former changing areas on the first floor which are currently unused and would create at least 2 beautiful and large bedrooms.

The property is Grade II listed.

External

The hotel sits on a large plot and benefits from around 70 of its own car parking spaces to the front and side of the hotel.

The site extends to a total of around 1.02 acres.

Services

Mains electricity, water, gas, and drainage.

The hotel benefits from 120 solar panels on the site.

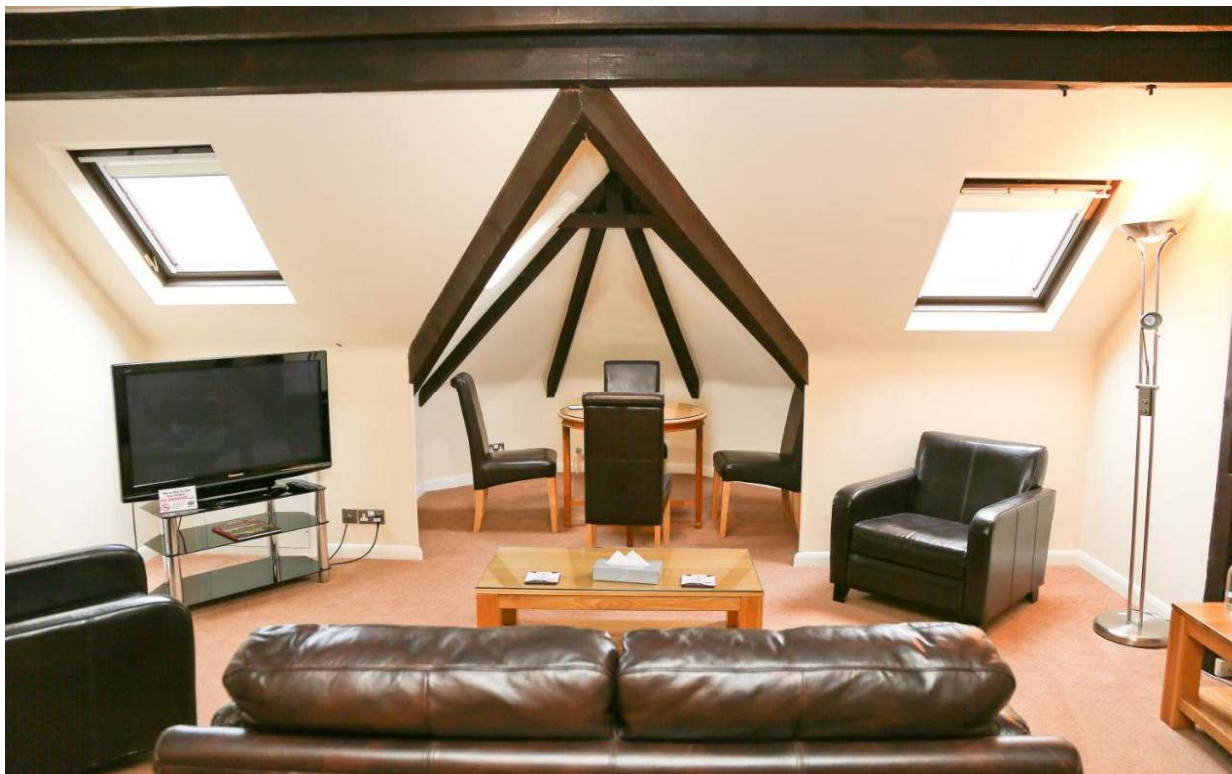
Gas fired central heating.

Wi-Fi available in the public areas.

Tenure

Freehold.

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Trade

The hotel trades as an independent hotel and leisure club with an onsite core staff team in place including general manager.

Income is generated from a variety of sources with the hotel being popular during the week with corporate and transient workers, with leisure at the weekend, bolstered by the leisure facility trade and the hotel benefits from around 50 gym 40 squash external members. The restaurant/bar is also popular with locals as well as resident guests; and the function room remains popular for parties, events, and weddings.

Trade has grown year on year since the pandemic and the most recent figures (Year End January 2023) show a net turnover of in excess of £1,000,000.

It is anticipated that trade will continue to grow, with a recent focus on cost control meaning profitability remains.

This is an ideal time for a new owner to take advantage of this growing business and also the upsides on offer including the development of additional bedrooms.

The hotel is for sale due to retirement.

Further Information

An Information Memorandum will be made available to interested parties upon request to Colliers.

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Price and Method of Sale

Offers in the Region of £1,150,000 are sought for the entire shareholding in the owning company. Stock at valuation.

Energy Performance Certificate

Rating - B

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.

To View

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

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.

Contacts

For further information or to arrange an inspection of the property, please contact:



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