

The Beansheaf Hotel

Malton Road, Pickering, North Yorkshire, YO17 6UE

Colliers

For Sale



- Superbly located country hotel close to the Gateway to the North York Moors
- High profile A road position in tremendously popular tourist area
- 18 letting bedrooms with substantial public areas
- Turnkey operation with significant trading upsides
- Freehold

Guide Price £750,000

Freehold

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Source: Edozo Maps



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Introduction & Location

The Beansheaf is a very well located and long-established hotel, benefitting from well-appointed bedrooms, bar, dining and function facilities which are popular with local and visiting clientele alike.

Situated only 2.5 miles outside the bustling market and tourist town of Pickering, the Beansheaf has a superb high-profile position on a busy A road and is highly accessible for those living in and visiting the region.

The A169 passing the front door takes passing trade to and from Pickering, the North York Moors and Whitby and also links with the A64 and A170 cross country routes to Scarborough.

Consequently, the Beansheaf is a very well-known landmark hospitality venue whose profile is further heightened by being adjacent to the turnoff to Flamingo Land. Also nearby are Eden Camp

and Castle Howard and all around there is superb walking country. The Beansheaf is therefore ideal as a base for tourists and commercial clientele in addition to having a tremendously strong trading location for dining, functions and meetings.

The business trades consistently well and the opportunity is now available to allow the current owners to retire.

The Property

The Beansheaf is a detached property of traditional brick construction under pitched tile covered roofs with accommodation arranged on ground and first floors. In its current ownership the hotel has benefitted from a number of investment areas including brand new windows, roof works as internal re-decoration throughout.

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Public Areas

The hotel is accessed from the front car park via an open lobby into the reception foyer with reception counter with office behind.

Straight ahead from reception are the ladies and gentlemen's toilet facilities whilst to the left a hallway leads through to the hotel bar, dining and function areas.

These comprise an attractive modern bar and dining area for around 40 to 50 diners, split over 2 main areas with the large bar forming an L shape in the centre, with seating surrounding.

Accessed directly from this area is the large function room for up to 70. The function room has a dance floor and is ideal for all manner of functions and meetings as well as potentially for use as additional dining space at busy times such as Sunday lunch and carvery sessions, being immediately accessible from the dining areas. At present the function space is used as storage and has been since COVID.

Back past reception is another large room formally used as a dedicated restaurant for up to 50. Again, the current owners have chosen to close this since COVID to suit their operation style, however this provides an outstanding opportunity to take advantage of local demand for a quality restaurant.

Letting Bedrooms

18 well-appointed and recently decorated letting bedrooms all with en-suite facilities.

The letting bedrooms are split as follows:

4 x Single rooms

2 X Twin rooms

2 x small doubles

10 x doubles

All bedrooms have, flat screen television, Wi-Fi, hairdryer and tea and coffee making facilities.

Eight bedrooms are on the ground floor and 10 on the first floor.

Owner's Accommodation

The Beansheaf has a large private flat on the first floor, ideal for owners or managers.

Accommodation comprises 3 double bedrooms, office and bathroom.

Service Areas

Good size commercial catering kitchen, walk-in refrigerator, dry goods store, laundry room, linen store and ground floor beer cellar.

Outside

The Beansheaf has a large site extending to around 1.1 acres with extensive car park for around 20 vehicles overflow car park to the rear and lawned gardens.

The land to the rear of the hotel could be ideal for development (subject to planning) for additional buildings, a marquee or even some form of glamping style accommodation.

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Services

Ryedale District Council (01653) 600666

Mains water and electricity.

Private drainage.

LPG for cooking and central heating to the public rooms.

Electric heating to the letting bedrooms.

Wi-Fi available throughout.

Licences

Premises Licence.

Trade

The hotel trades as an independent hotel run by the owners and their family.

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. Following COVID, the decision was made to close the restaurant and stop functions, however we are of the opinion that local demand remains for this with the town of Pickering still being very busy with tourists and local trade; and indeed the Beansheaf is one of the first hospitality businesses that is reached when travelling off the A64 towards the town and is in an outstanding position to take advantage of passing trade.

Trade has grown year on year since the pandemic and with a focus on cost control

profitability remains and a strong level.

This is an ideal time for a new owner to take advantage of this business to take advantage of the work undertaken to date and grow the business through trading growth and potentially further development.

The hotel is for sale due to retirement.

Price

Guide Price - £750,000 for the freehold property complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

The Vendor may consider the sale of the entire shareholding in the owning company.

Energy Performance Certificate

Rating - B

Finance

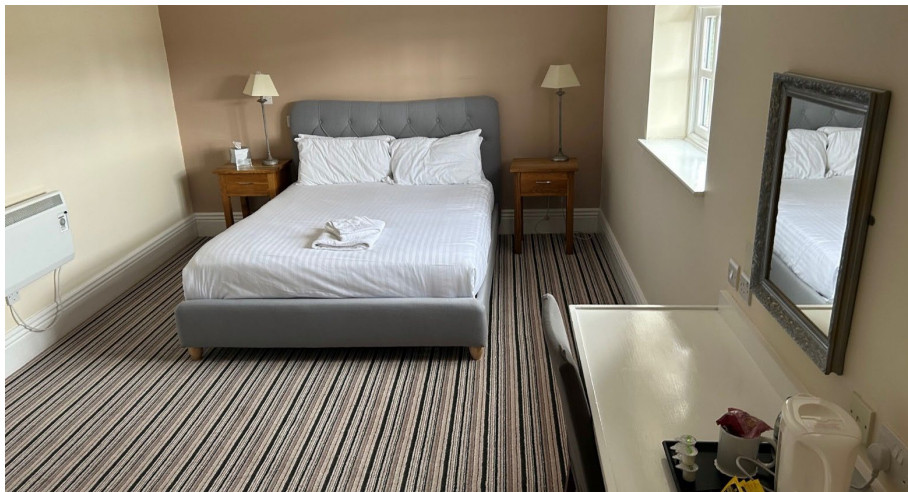
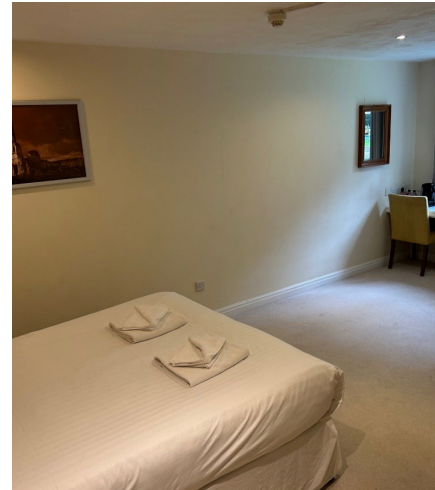
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

To View

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



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Contacts

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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.

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