

# JUDGES COURT HOTEL

CONEY STREET | YORK | YO1 9ND

AN ELEGANT CITY CENTRE TOWNHOUSE HOTEL  
IN THE HISTORIC HEART OF YORK



# HIGHLIGHTS

- Outstanding and rare hotel opportunity in the heart of York City Centre
- 15 well-appointed en suite letting bedrooms
- Easily operated turnkey business opportunity
- Consistent year-round trade in an extremely popular tourist location
- Freehold

**OFFERS IN THE REGION OF £1.95M FOR THE ENTIRE SHAREHOLDING IN THE OWNING COMPANY.**

Rooms  
12-16





# INTRODUCTION

**JUDGES COURT** is a historic well-established hotel in the heart of one of the most visited tourist cities in the UK. With 15 letting bedrooms, the hotel is steeped in history and offers an excellent opportunity to acquire a high quality relatively simple bedroom operation in an outstanding location. The hotel benefits from year-round trade and York itself is highly accessible by road and rail and offers a myriad things to do, as well as a good level of corporate occupiers.

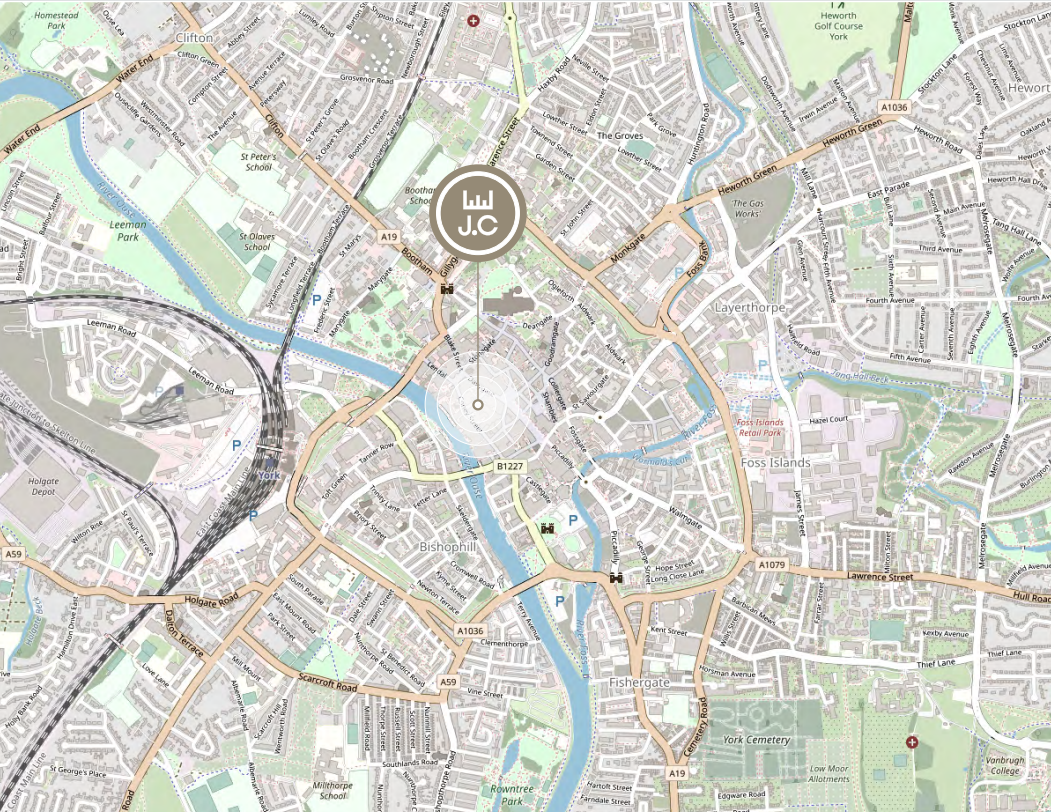
Judges Court Hotel is extremely well located on Coney Street (one of the main shopping streets) in the heart of York city centre. York is a premium location whilst the hotel's history and position literally in the in the centre makes it truly unique asset.





# LOCATION

**YORK** is a premium location whilst the hotel's history and position literally in the in the centre makes it truly unique asset. Perfectly placed half-way between London and Edinburgh and with the glorious Yorkshire Dales, North York Moors and Wolds right on the doorstep, York is unlike any other English city. There are thirty world-class museums to explore, one of the best racecourses in the country and a thriving cultural scene, not forgetting, York was voted the best place to live in the UK by the *Sunday Times*.



It is surrounded by several established and popular cities and tourist hotspots such as Leeds, c. 25 miles to the West, Newcastle, c. 85 miles to the North, and a number of other well-known towns such as Harrogate, Ripon and Whitby on the coast, all under an hour away. This makes it an ideal position for leisure, corporate and event / conference guests visiting the area throughout the year looking for somewhere special and unique to stay.

The location benefits from excellent connectivity as York is serviced by the A19 and A64, which connect to the A1, M1, M62 and beyond. This provides a direct link between London to the South, Manchester to the West and Scotland to the North, as well as the rest of the region, through the extensive network of motorways in the area. The Foss also has the benefit of sitting just a few minutes' walk from York Rail Station, which provides routes throughout the region and across Britain, as it sits on the East Coast mainline.

York as a location is well situated, (and indeed popular), for international visitors as it has easy access to several international airports including Leeds – Bradford, and Newcastle Airports.





# THE PROPERTY

**FROM 1720 TO 1806**, the lodging for visiting judges to York was a smart Georgian townhouse in the very centre of town: Judges' Court.

For over eighty years, the judiciary who passed through Judges' Court saw more than two hundred criminals convicted and hanged at the Knavesmire in York. The most celebrated case tried by one of the residents of Judges' Court, was in 1739 when Judge William Chapple convicted a Wakefield man of horse-stealing. The man he sentenced to hang was John Palmer, but his real name was Richard Turpin, aka, Dick Turpin.

Judges Court Hotel is therefore an extremely historic building. The Grade II\* property is over three-storeys of traditional construction under a slate covered pitched roof and is thought to be one of the oldest hotels in the city that is still standing and in use as a trading hotel.

The front entrance for the hotel is accessed directly off Coney Street, via a small alleyway, leading through a pretty courtyard at the front of the building up to the hotel.

## **PUBLIC AREAS**

As you walk up the historic steps you enter the atmospheric reception foyer which is set on the ground floor and comes equipped with a small bar area for overnight guests.

To the right of the foyer is main staircase with a second to the left, which between them provide access to all floors, including the basement, and access to all bedrooms.





# LETTING BEDROOMS

The bedroom accommodation is all to a high standard with en suites facilities, and all have their own unique presence, none are the same due to the age of the building, adding to the hotel's character.

15 en suite letting bedrooms arranged as follows:

CATEGORY	QTY
Classic Double	8
Classic Twin	2
Luxury King	5
<b>Total</b>	<b>15</b>

Each bedroom comprises stylish furnishings, television, Wi-Fi, hairdryer and tea and coffee making facilities.

The bathrooms have tiled floors and walls with each bathroom containing either a walk-in shower or bath with a shower, a washbasin, WC, and towel rail as standard.







### **SERVICE AREAS**

The main service area within the Hotel is an administration office located to the rear of reception. There is also a small prep kitchen area.

There are also several storerooms throughout the hotel.

### **PLANNING**

The property is Grade II\* listed.

### **SERVICES**

Mains electricity, water, gas, and drainage.  
Gas fired central heating.  
Wi-Fi available in the public areas.

### **EXTERNAL**

The hotel sits on a compact city centre site with access via an atmospheric entrance between buildings via an open courtyard.



### **TRADE**

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

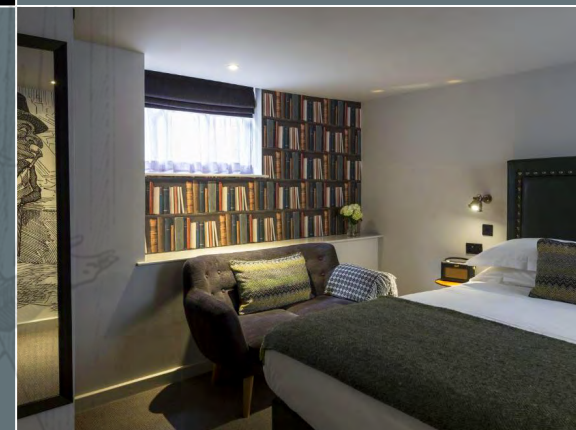
Income is generated from both tourist and corporate trade, however the majority of the accommodation is taken by both local/UK tourists and touring international guests. York is a year-round destination, and the constant flow of tourists means the hotel is ideally placed to capture high occupancy throughout the year.

Trade has grown since the pandemic and not generates in excess of £500,000 in Turnover each year (net). As the hotel is largely an

accommodation only business, the cost base is extremely low, allowing the hotel to produce excellent profit levels year on year.

### **TENURE**

Freehold.





# FURTHER DETAILS



## INFORMATION MEMORANDUM

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

## PRICE AND METHOD OF SALE

**OFFERS IN THE REGION OF £1.95M** are sought for the entire shareholding in the owning company. Stock at valuation.

## 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.

## EPC

Energy Performance Rating: G

## 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.





# CONTACT

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

**ROBERT SMITHSON**  
ASSOCIATE DIRECTOR | HOTELS AGENCY

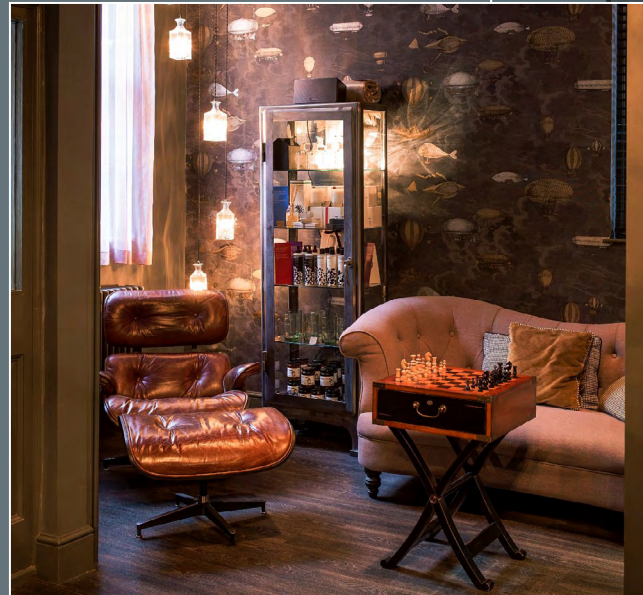
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