

Old White Lion

6-10 West Lane, Haworth, West Yorkshire BD22 8DU

Colliers



- Incredibly located hotel, inn and restaurant in the centre of Bronte Country
- High profile position in a busy and accessible area
- 14 letting bedrooms with substantial bar, restaurant and function space.
- Owner's accommodation as well as areas for further development
- Strong trading profit with easily available opportunities for growth

Guide Price £950,000 –
Freehold

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Source – Edozo. For illustration only.



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Introduction and Location

The Old White Lion Hotel is an extremely well located and long-established hotel bar and restaurant, set in a prominent position at the top of the main street in the perennially popular tourist village of Haworth.

Nestled in the breath-taking countryside of West Yorkshire, the village of Haworth is a true gem in the heart of Brontë Country. Known for its rich literary heritage, the picturesque village boasts not only stunning natural beauty and outstanding views but also provides a charming high street, shops, tearooms, pubs and of course the world famous Brontë Parsonage Museum, a focal point of the village which preserves the literary legacy of the famous Brontë sisters and brings thousands of tourists into the village every year. The village's location on the edge of the Pennines also makes it an excellent starting point for exploring the stunning natural beauty of the Moors and beyond.

The village is also well-connected to the surrounding areas. Located not far from the larger towns of Keighley and Bradford, Haworth's transport links are excellent for a village of its size. Regular bus services and a

nearby railway station in Keighley provide easy access to urban centres and attractions throughout West Yorkshire. For this reason, the area is also home to a wide range of industry and the property is popular with business travellers and visiting management to the wide range of commercial occupiers and factories in the wider conurbation.

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

The Property

The Old White Lion Hotel is an impressive 300 year old coaching inn of traditional stone construction under pitched tile covered roofs with accommodation arranged on ground and first floors with 2 large basements. Historically, the property has been amalgamated from separate properties but in its current configuration the internal workings of the hotel have been skilfully blended.

The majority of the property's windows are either double or triple glazed and the property in general has been extremely well maintained under the current ownership.

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Public Areas

The hotel is accessed from its prominent front entrance at the head of the high street, straight into the main lobby with reception and access to the rest of the substantial property.

The atmospheric main restaurant area is to the left of the reception and offers around 35 covers. In its current trading style, the owner only uses this area for breakfast, but it offers an excellent opportunity to grow dinner and lunch trade.

To the right of the entrance is a cosy resident's lounge overlooking the high street for around 10 and could be ideal for a private dining room.

Past this is access to the main bar areas which comprise traditionally decorated front lounge (35) and rear bar lounge (50) with both provided access to the central bar.

Located straight past reception is the substantial function space which in the past has been popular for weddings, functions, conferences, funerals, christenings, local meetings and coach party meals and comes with its own dance floor, W/Cs and bar. The room can cater for a maximum of 120 (although licenced for 200) however the numbers vary depending on set up style.



Letting Bedrooms

14 well-appointed and individually decorated letting bedrooms all with en-suite facilities.

The letting bedrooms are split as follows:

3 x Singles

1 x Twin

2 x family

8 x Doubles

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

Owner's and Staff Accommodation

With private access from the back of house areas, the property benefits from 2 flats. Both are 1-bedroom flats with lounge and bathroom.

One benefits from its own direct external access.

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Service Areas

Large commercial catering kitchen in the basement with, walk-in refrigerator, dry goods store, adjoining prep kitchen and access to the main basement storage.

The main basement area is a significant space given the property is on a hill and offers a large amount of storage space, laundry and space for plant as well as further development opportunities. The area has a direct double door access for deliveries and a rear access to the car park.

There is also a second lower basement which provides a useful alcohol store.

To the rear of reception is a small office cupboard with a manager's office and store on the 1st floor.

Outside

The building sits on a compact village centre site and benefits from its own small car park (for around 7 vehicles) to the rear. The owner also pays for additional parking permits in the village.

Services

Mains water, drainage, gas and electricity.

Gas fired central heating.

Wi-Fi available throughout.

Licences

Premises Licence with Grandfather Rights.

Supper Hour Licence. (3 areas)

Entertainments Licence.

Development

Subject to planning consent there are a number of areas of the property which could be further developed to offer new or alternative income streams.

The basement area is significant, and elements could be converted without losing plant, kitchen or all the storage areas. It is thought that a new function space or separate F&B area could be developed or even a range of small apartments for longer term stays.

The existing function room therefore could easily become at least 4 additional bedrooms which would show immediate returns with a relatively modest outlay.

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Trade

The hotel trades as an independent hotel run by the owners and a core staff.

Income is generated from a variety of sources with the hotel being popular during the week with corporate and business trade as well as leisure, with predominantly leisure at the weekend. The location close to a number of corporate occupiers makes the property extremely popular with senior workers throughout the week and given its location in the centre of Haworth, the property enjoys strong occupancy throughout the year.

At present, due to the owner's personal circumstances, the F&B and function elements of the business are not operated to full capacity. This clearly offers a huge opportunity for a new owner, and trade is regularly turned away so could be immediately taken advantage of. Despite this, the property still generates strong trade levels and Turnover (net) to year end 31st December 2022 was £575,000. For year to date 2023 (9 months to September 2023) net Turnover has already reached £503,500 before the significant Christmas trading months and is anticipated to beat 2022 levels.

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 the easily available trading growth and potentially further development.

The hotel is for sale due to retirement.

Price

Guide Price - £950,000 for the freehold property complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

Energy Performance Certificate

Rating - C

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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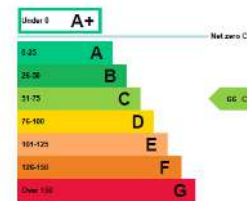


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Identity Checks

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.



Contacts

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



Robert Smithson - Colliers

Mobile: +44 7825 171652
 Email: robert.smithson@colliers.com
 Colliers, Chancery Place, Brown Street,
 Manchester M2 2JT

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