

FOR SALE

Colliers

THE
MEWS
HOTEL

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www.mews-hotel.co.uk

The Mews Hotel
Ossett, West Yorkshire



Introduction *and Location*

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

The property enjoys a prime roadside location on Dale Street and offers guests the perfect blend of convenience and quality. With its central positioning, the Mews Hotel is placed within easy walking distance of Ossett's vibrant high street, where you can explore a variety of shops, cafes, and restaurants. Additionally, the hotel's proximity to major road networks like the M1 and M62 ensures that it is highly accessible, and guests can effortlessly explore the wider region, making it an ideal base for both business and leisure travellers alike. Additionally, Ossett benefits from a reliable public transport system, with regular bus services and train stations in close proximity, ensuring easy access to the wider Yorkshire area.

Ossett, nestled in the heart of West Yorkshire, is a charming town that offers a delightful blend of history, modern amenities, and excellent transport links. Its strategic location, just a stone's throw away from Wakefield (around 4 miles) and Leeds (around 13 miles), makes it a prime destination for both residents and visitors alike. Local attractions such as the Yorkshire Mining Museum, Yorkshire Sculpture Park and Hepworth Gallery bring a range of leisure guests, with the proximity to Leeds bringing corporate business as well as over-spill leisure business at the weekend, particularly when there are large events on in the city.



Superb quality hotel and inn;
ideal turnkey business



High profile roadside position in a
busy and accessible area



14 letting bedrooms with
impressive public areas



Large cottage offering further
development potential
including 2 further bedrooms
being created.

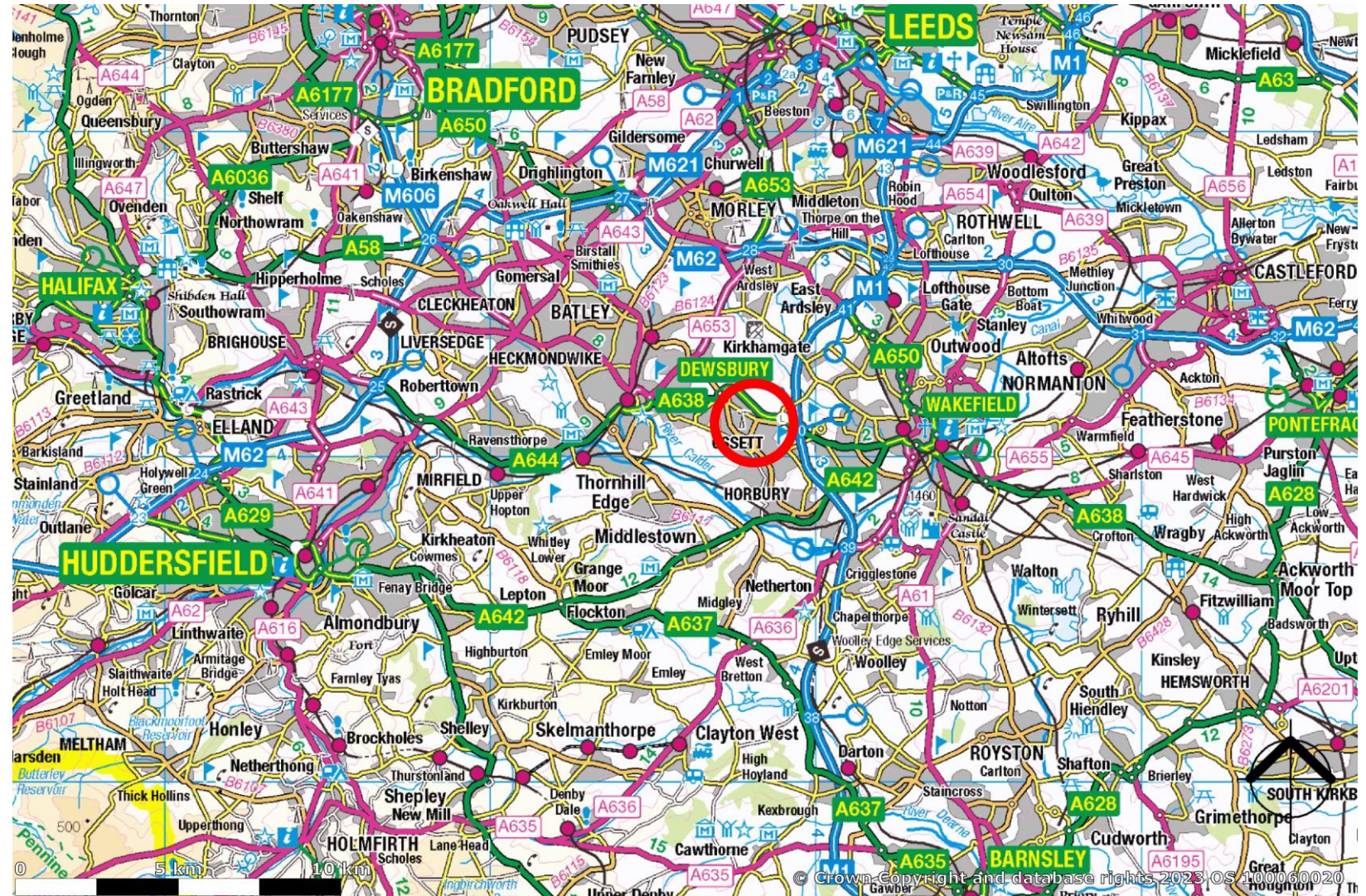
Freehold

Guide Price £1,700,000

Introduction and Location

Ossett boasts a unique character, with its well-preserved historical buildings, picturesque streets, and a strong sense of community. The town's amenities are second to none, with a bustling high street filled with independent shops, cosy cafes, and traditional pubs. The wider area boasts a wide range of industry and business occupiers, meaning trade is in ready supply 7 days a week.

This is the first time the hotel has been on the market in 45 years having been in the same family ownership. The business trades consistently well and the opportunity is now available to allow the current owners to move on to other business interests.



Source – Edozo Maps



The Mews Hotel, 77 Dale Street, Ossett, West Yorkshire, WF5 9HN | Colliers

The *Property*

The Mews Hotel is a detached property of traditional stone construction under pitched tile covered roofs with accommodation arranged on ground and first floors. In its current ownership the hotel has benefitted from excellent levels of capital expenditure and decoration, meaning the hotel offers the opportunity to immediately trade upon a purchase.



Letting *Bedrooms*

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

The letting bedrooms are split as follows:

- 5 singles
- 2 twins
- 4 superior doubles
- 3 standard doubles

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

The owners are in the process of creating an additional 2 superior double rooms, which is close to completion. Further details are within the "Cottage" section below.



Public *Areas*

The hotel is accessed from the car park via either a door into the hotel bedroom corridor or a direct entrance into the main bar and restaurant area.

The main bar and restaurant area is to the front of the property and comprise an atmospheric traditional inn area with central bar and seating for around 50, which leads via a split level to the similarly atmospheric restaurant area with covers for a further 20.

Via a central corridor is access to the hotel bedrooms, the customer W/Cs as well as access to an attractive function room which can seat 14 boardroom style and is popular with business meetings, small functions and private dining.



Service Areas

Good size commercial catering kitchen accessed straight from the restaurant, dry goods store, laundry room, linen store and beer cellar.

The Cottage

Beyond the main hotel area is a large cottage attached to main hotel building. This has traditionally been utilised as 2 large apartments, one leased long term and one for staff.

Now, the owners are in the process of converting the first-floor apartment into 2 additional superior bedrooms which will add a great deal of income to the trading.

The ground floor apartment is now available for owner's / staff accommodation and comprises a double bedroom, bathroom and open plan lounge / kitchen.

Outside

The Mews Hotel benefits from a large site extending to around 0.64 acres with extensive car park for around 50 stretching around the side and rear of the property.

Services

Mains water and electricity.

Private drainage.

LPG for cooking and central heating.

Wi-Fi available throughout.

Licences

Premises Licence



The *Business*

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. The location close to a number of corporate occupiers makes the property extremely popular with senior workers throughout the week and given its proximity to a number of local West Yorkshire conurbations, the hotel benefits highly from local events as far as Leeds.

Trade has grown year on year since the pandemic and with a focus on cost control profitability remains at a strong level. To year end July 2023 the hotel generated an impressive circa £915,000 of net Turnover.

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.



Tenure

Freehold

Price

Guide Price - £1,700,000 for the freehold property complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

Energy Performance Rating

Rating - B

Viewing

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

Strictly no direct approaches to the property please.

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.





Source: Edozo Maps

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.

To View

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

Further Information

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



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