

# Duke of Wellington Inn

West Lane, Danby, Whitby, YO21 2LY

Colliers



## For Sale

Contact Us

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appointment through Colliers

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[Colliers.com/uk/hotels](https://www.colliers.com/uk/hotels)

- Traditional North York Moors country Inn
- Beautiful village location overlooking green and moorland beyond.
- 8 letting bedrooms plus 2 bedrooms owners apartment
- Main bar (35), traditional bar (25), Dining room (30)

**£595,000 - Freehold**

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Located in the village of Danby at the heart of the North York Moors and close to the historic Whitby coast, the Duke of Wellington Inn offers guests beautifully decorated accommodation amongst some of the country's most stunning scenery.

The Duke of Wellington Inn overlooks the village green in Danby and is considered by many to be the most attractive Bed and Breakfast in the North York Moors National Park serving traditional food and ale to its many local customers and travellers to the area.

Dating back beyond 1765 the Inn was formerly known as the Red Briar and later the Lord Wellington. It has grown over the centuries to encompass a small holding and cottages and was used as a recruiting post by local regiments during the Napoleonic War. A cast iron plaque of the famous first duke was unearthed during restoration work and can be seen above the fireplace in the main bar.

Much work has been done over the years to create immaculately presented accommodation for guests whilst preserving the character and charm of this historic inn. A home to two darts teams, and host to many competitive dominoes matches and the local Quoits team and a monthly folk music night the Duke of Wellington remains a traditional Yorkshire Inn. Now after many years trading the business, the current owner wishes to retire, offering a highly successful and profitable business for its next custodian.

## The Property

The freehold property dates back to around 1765, built of traditional stone under a tiled roof.

## Public Areas

From the main entrance customers enter a traditional bar with seating for around 25, with timber bar servery. Gents and Ladies WC. The main bar seats around 35 set around a traditional fireplace with picture windows providing aspects over the village green. The main dining/breakfast room seats around 30.

## Letting Bedrooms

On the first floor there are 8 well presented en-suite letting bedrooms, comprising 4 doubles, 1 double/twin and 3 singles (to sleep 13) all of which can be accessed from the ground floor or the separate rear entrance to the Inn. The rooms are individually and traditionally decorated to a high quality.

## Owners' Accommodation

Located on the second floor the owner has the benefit of a smart private apartment comprising a lounge, sitting room, 2 bedrooms and a bathroom.

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## Service Areas

There is a fully equipped commercial kitchen with stainless steel appliances, extraction system, wash up area, 2 storerooms, freezer room and beer cellar.

## Outside

There is a small York stone patio with seating area and path to rear with additional access to letting bedrooms.

## Services

Mains water, electric and drainage. Bottled gas for heating and cooking.

## Website

[www.dukeofwellingtondanby.co.uk](http://www.dukeofwellingtondanby.co.uk)

## Trade

The trading profit and loss accounts for Plusmark Services Ltd, trading as the Duke of Wellington, covering the period 31st January 2020 shows total sales of £245,701, net profits of £25,275 and adjusted trading profits of Circa £52,000 after director's salaries, finance costs, and depreciation. Further trading information can be made available after a viewing.

## Price

Offers of £595,000 are invited for the freehold complete with goodwill and trade fittings (according to inventory), excluding personal items. Stock at valuation.



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### Finance

Colliers International 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

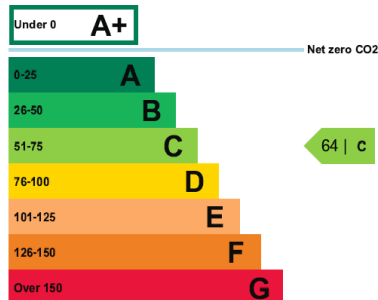
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

### Further Information

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



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