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SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## FOR SALE AS A GOING CONCERN

### **The Cley Hall Hotel, High Street, Spalding, Lincolnshire, PE11 1TX**

- Centrally Located and Prominent Listed Hotel with car parking and gardens
- 24 Bedrooms plus Managers Flat
- Including all Fixtures, Fittings and Equipment
- Strong Accounts Results over Many Years

**GUIDE PRICE: £1,200,000 – Subject to Contract**

SPALDING 01775 766766    GRANTHAM 01476 565371    BOURNE 01778 420406



#### **INFORMATION:**

The Cley Hall Hotel has been providing high class Hotel facilities in Spalding for over 60 years, having originally been a private family home. It dates from the mid-18<sup>th</sup> century and is Grade 2\* Listed. It has been under the current family's management/ownership for the last 6 years, during which time it has been substantially renovated. It is being brought to the market as a result of impending retirement.

The main Building is of brick and slate construction and is over 3 storey's plus cellar areas. It overlooks the River Welland and there are also pleasant garden and patio areas leading down from the Hotel at the rear. The Annexe building lies adjacent and provides further Letting Bedrooms. During the last few years, substantial Function room has been added at the rear of the Hotel (seating up to 75) which adjoins the very well-equipped kitchen and has dry and fridge storage facilities.

The basement, ground, first and second floors in the main Hotel provide a total of 13 Executive suites or double-bedded rooms, all with en-suite shower or bath facilities. In addition, there is a Bar and other hotel stores and facilities. The Annexe provides another 11 double bedded rooms all with ensuites shower facilities.

Spalding lies in the heart of the South Lincolnshire Fens, is renowned as an area for intense horticultural and agricultural businesses and has in the last 50 years, become a national transport hub particularly for the fresh food industry which is very well represented in Spalding.

Road communications are good with easy links to the A1 both to the south via Peterborough, to the west via Stamford or to the north via Grantham and Newark. The A17, which is the main east coast road from Newark to Great Yarmouth is only 8 miles to the north and Spalding is within an hour's drive of the Lincolnshire and Norfolk coasts. Rail connections are also available from Spalding to Peterborough and connected to the main East Coast King's Cross/Edinburgh line.

#### **HISTORICAL NOTE:**

**The building is a Grade 2\* Listed Building and lies within the Conservation area of Spalding, but has significant development potential, with planning consent for extension to the accommodation in the Annexe building having been secured.**

#### **THE BUSINESS:**

The business has been well developed by the present owners and excellent results can be seen from the recent years' accounts which are available (in strict confidence) to those who are seriously interested in this significant opportunity subject to signing a confidentiality agreement.



## **ACCOMMODATION:**

### **GROUND FLOOR:**

Front entrance door leading to Entrance Vestibule, and Reception Hallway with Terrazzo flooring:

Doors off to:

Main Reception room	with Feature wall panelling and Fireplace
Bar	Fully fitted and with Inglenook Fireplace and Reception area off
Function Room	providing approximately spacing for 50 covers or 75 if theatre style seating Rear French Doors off to Garden

Ground Floor Kitchen: Fully equipped with full range of stainless steel equipment and fridge and dry store areas off  
Laundry/Store Room

Rear Entrance Door/Corridor to Annexe Building - Disabled WC off

Main Hallway with rooms off:

Junior Suite – Executive room with Ensuite comprising Roll Top Bath, shower, wash hand basin and WC. French door to garden

Bedroom No. 22– Executive room with Ensuite comprising Shower, wash hand basin and WC

Bedroom No. 21– Standard Double room with Ensuite comprising, shower, wash hand basin and WC

Stairs down to

### **BASEMENT:**

Ladies WC

Basement Cellar with beer cellar storage

Cellar Suite - Executive room with Ensuite comprising Bedroom, Kitchen, Ensuite with shower, wash hand basin and WC

### **FIRST FLOOR:**

Main Staircase to Landing

Bedroom No. 1 – Executive Suite with Ensuite bathroom with shower over bath, wash hand basin and separate WC

Bedroom No. 2 – Large double room with Ensuite bathroom, separate shower, wash hand basin and WC

Bedroom No. 3 – Large double room with Ensuite bathroom with shower over bath, wash hand basin and WC

Bedroom No. 4 – Large double room with Ensuite bathroom with shower over bath, wash hand basin and WC

Bedroom No. 5 – Large double room with Ensuite shower room, wash hand basin and WC. Wooden floors

Bedroom No. 6 – Large double room with Ensuite shower room, wash hand basin and WC

Bedroom No. 7 – Large double room with Ensuite shower room, wash hand basin and WC

Bedroom No. 8 – Large double room with Ensuite shower room, wash hand basin and WC

Linen Room off Landing

Staircase to

### **SECOND FLOOR:**

Second Floor Landing:

Attic Suite – Large double room with Ensuite shower room

Back staircase to

Night managers Flat - Large double room with Ensuite shower room

## **THE ANNEXE**

### **GROUND FLOOR**

Front Reception/Lounge area

Store

Bedroom No.17 – Standard Double room with Ensuite shower room, wash hand basin and WC

Bedroom No. 18 – Large Double room with Ensuite shower room, wash hand basin and WC

Bedroom No. 19 – Large Double room with Ensuite shower room, wash hand basin and WC

Bedroom No. 20 – Standard Double room with Ensuite shower room, wash hand basin and WC

#### FIRST FLOOR

Bedroom No. 9 – Standard Double room with Ensuite shower room, wash hand basin and WC  
Bedroom No. 10 – Standard Double room with Ensuite shower room, wash hand basin and WC  
Bedroom No. 11 – Single room with Ensuite shower room, wash hand basin and WC  
Bedroom No. 12 – Single room with Ensuite shower room, wash hand basin and WC  
Bedroom No. 14 – Single room with Ensuite shower room, wash hand basin and WC  
Bedroom No. 15 – Single room with Ensuite shower room, wash hand basin and WC  
Bedroom No. 16 – Standard double room with Ensuite shower room, wash hand basin and WC

#### EXTERNAL AREAS

To the rear of the hotel there is a terrace providing an attractive sitting out area with lawns beyond. There is an outside Toilet facility and General Store building, The Boiler House is also located in the rear gardens. There are approximately 15 car parking spaces to the front and side of the Hotel.

#### TENURE:

The Tenure of the Hotel is Freehold with vacant possession on completion.

#### RIGHT OF WAY:

A pedestrian right of way leads from High Street, through the side car park area to a residential dwelling at the rear of the Hotel.

#### SERVICES:

Mains electricity, water, gas and drainage are connected to the Hotel.

#### ASSESSMENTS AND OUTGOINGS:

Rateable Value: £22,000 (2023 List).

#### VIEWING AND FURTHER INFORMATION:

Viewing will be strictly by prior appointment. For additional information prior to viewing, please contact the Commercial Department of R Longstaff and Co LLP on 01775 765536.

#### EQUIPMENT:

The trade equipment, including fixtures, fittings and furnishings is all included in the sale.

#### WET AND DRY STOCK:

Where appropriate, this will be counted and valued on the day of changeover.

#### TUPE REGULATIONS:

As part of the sale arrangement, it will be necessary for the purchaser to take on existing staff. Full details of these will be provided at the time of viewing.

#### ACCOUNTS:

Annual accounts will be available for inspection by prior appointment and such information will be provided subject to a Confidentiality Agreement being signed off prior to release. The Y/E Jan 2024 accounts show Turnover of £523,231, with an adjusted Net Profit of £165,000.

#### VAT:

At the present time, no option to tax has been made on the property and therefore as far we are aware, no VAT will be payable over and above the sale price of the freehold property. Should for any reason the vendor elects to waive the exemption to VAT prior to exchange of contracts, then VAT at the prevailing rate (currently 20%) will be payable.

#### LISTING / CONSERVATION AREA:

The property is Grade 2\* Listed and is within the Spalding Conservation Area







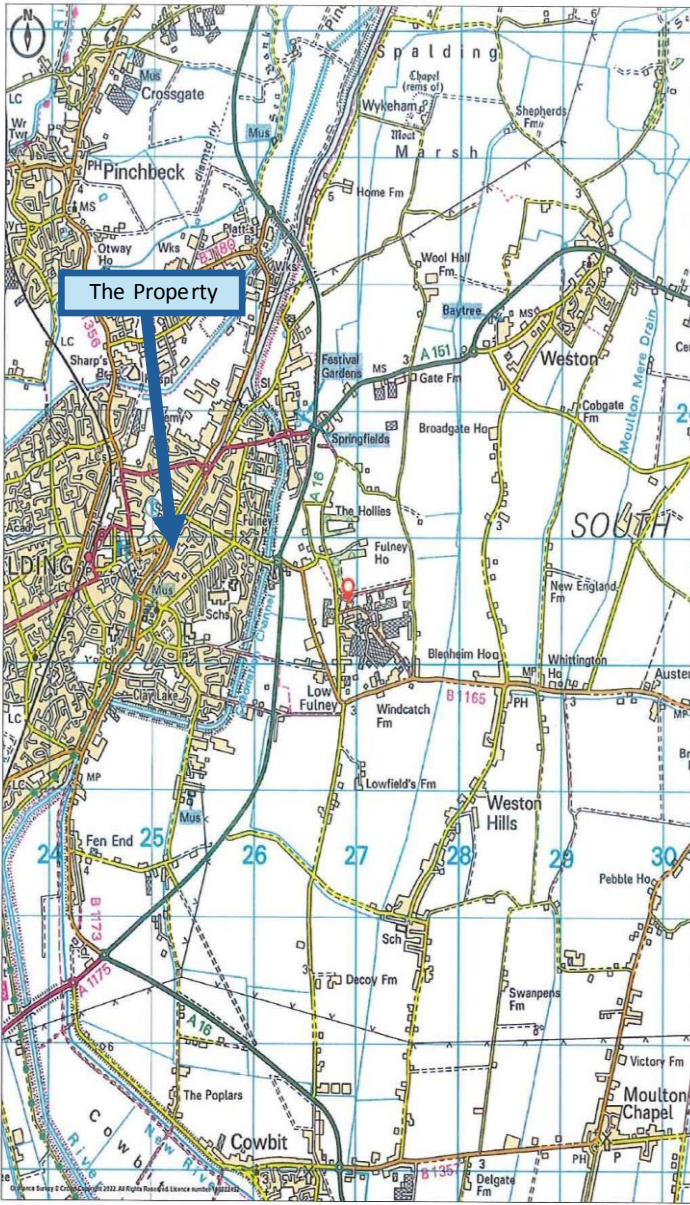




## SCENES AROUND SPALDING







**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

**TENURE** Freehold

**SERVICES**

All mains services are connected.

**LOCAL AUTHORITIES**

**District & Planning:**

South Holland District Council, Priory Road,  
Spalding, Lincs. PE11 2XE CALL: 01775 761161

**Water & Sewerage:**

Anglian Water Customer Services, PO Box 10642,  
Harlow, Essex, CM20 9HA  
CALL: 08457 919155

**County & Highways:**

Lincolnshire County Council, County Offices,  
Newland, Lincoln LN1 1YL  
CALL: 01522 552222

**PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**Some photographs in these particulars were taken during the Summer of 2023**

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

**Ref: S11424 /April 24**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

**JOINT AGENT'S ADDRESS**

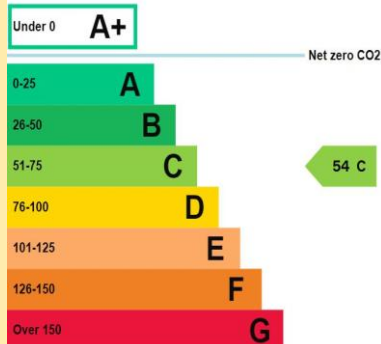
R. Longstaff & Co LLP.  
5 New Road, Spalding Lincs, PE11 1BS

**CONTACT**

T: 01775 765536  
Email: [commercial@longstaff.com](mailto:commercial@longstaff.com)

**HOTEL EPC**

This property's energy rating is C.



**HOTEL ANNEXE EPC**

This property's energy rating is C.

