



Coach House Hotel & Adjoining Cottage

Ref: 6445109

Otterburn Hall, Otterburn, Northumberland, NE19 1HE

Virtual Freehold: £520,000

14 bedroom boutique hotel, bar & restaurant

Two bedroom owner's cottage included

Rural location in National Park

Lifestyle business but huge potential

High standards of presentation

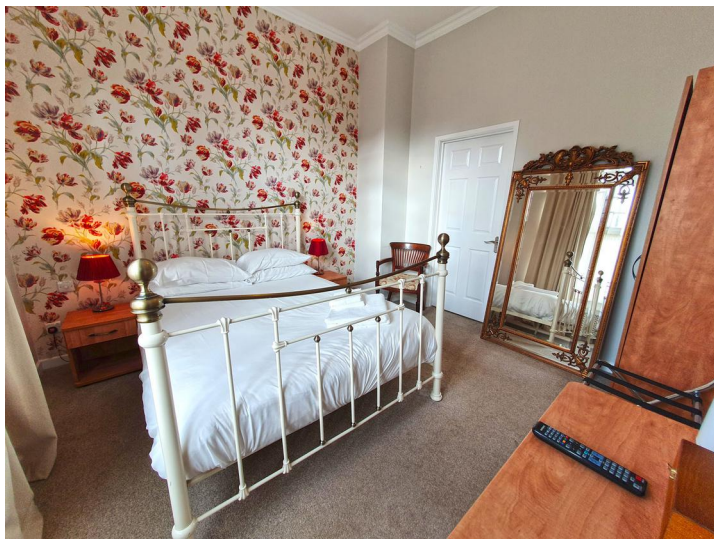
Good leisure & tourist trade. EPC exempt



Location

The Coach House is positioned within Otterburn Hall Estate in the Northumberland National Park and the Northumberland International Dark Sky Park, approximately one mile north of the town of Otterburn. Otterburn Hall Estate consists of the main Hall, currently closed and awaiting refurbishment, several private dwellings and a large and well maintained lodge park as well as two lakes and a variety of woodland walks.

Accessed by the A68 and A696, one of the most stunningly beautiful stretches of road in the UK, Otterburn is located midway between Newcastle upon Tyne and the Scottish Borders, and is home to several established wedding venues providing additional income into The Coach House. Close by is Kielder Water and Forest Park and slightly further afield is Hadrian's Wall UNESCO World Heritage Site and also the Northumberland Coastline with its superb beaches and rugged coastline littered with castles and charming towns and villages.



Owner's Accommodation

Adjoining the hotel is a charming and very well presented two bedroom terrace cottage comprising a lounge, dining room and kitchen on the ground floor and two double bedrooms and bathroom on the first floor.

The Opportunity

The business trades as a rural, leisure based hotel catering for tourists drawn to the area by its many attractions. It is set within the Northumberland International Dark Sky Park and the stunning scenery and the nearby wedding venues also provide an excellent source of trade. The restaurant offers a takeaway service which proves very popular with the lodge park, locals and the other holiday lets in the area.

The hotel has earned a 9 out of 10 (superb) rating on Booking.com and also 4.5 out of 5 on Tripadvisor. The owners enjoy a very nice way of life and are hands on operators, assisted by a complement of eleven staff comprising three kitchen staff, six front of house and two housekeepers. They are selling to pursue other ventures.



Internal Details

The main public areas comprise a contemporary bar / lounge and restaurant serviced by a large and very well equipped catering kitchen.

Tenure

The property is held on a 999 year lease at a ground rental of £3,000 per annum.

Our client will also consider a lease of the property on terms to be agreed.

Letting Accommodation

The 14 boutique bedrooms are on the ground and first floor and are all very stylish and well presented with bath and/or shower en suite facilities.

External Details

To the side of the building is an ample car park and to the rear is a smart pebbled patio with seating, ideal for outside dining and drinking



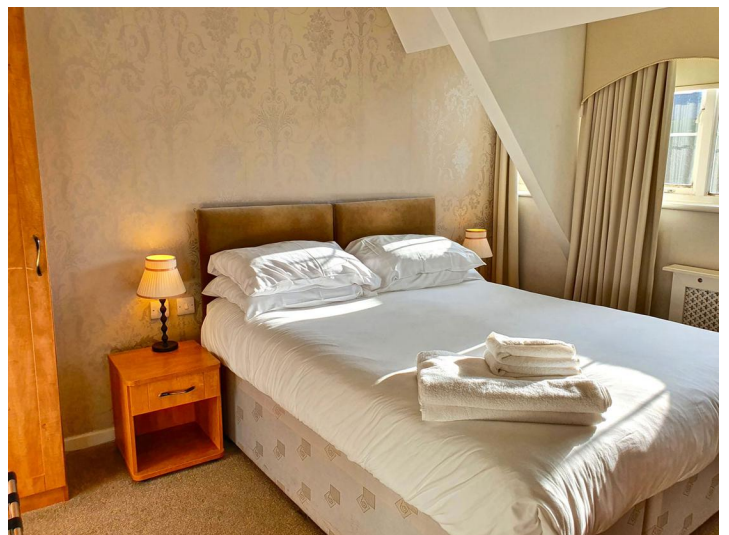
Trading Information

Turnover to March 2022 shows £387,000 with an adjusted net profit of £100,000 allowing for Directors Costs, Motor Costs and Depreciation, however recently the seller has operated on a reduced capacity to suit his lifestyle. There is huge scope to increase trade levels to pre 2023 levels. Full trading info is available on request.



Business Rates

Confirmation of business rates should be obtained from the Local Authority.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Newcastle



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