



The Wensleydale Hotel

28 Market Place, Middleham, Leyburn, North Yorkshire, DL8 4PE

Freehold £850,000

5444092
christie.com

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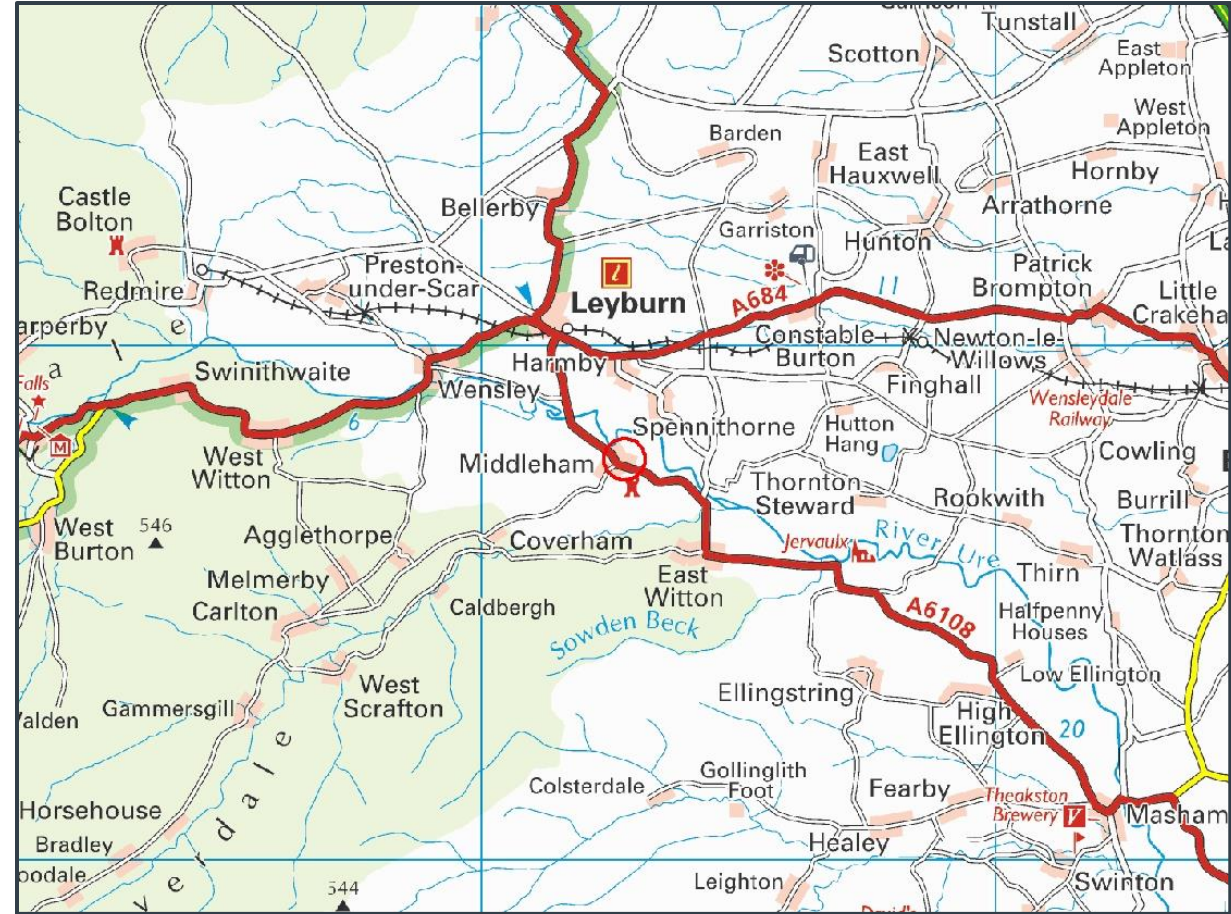
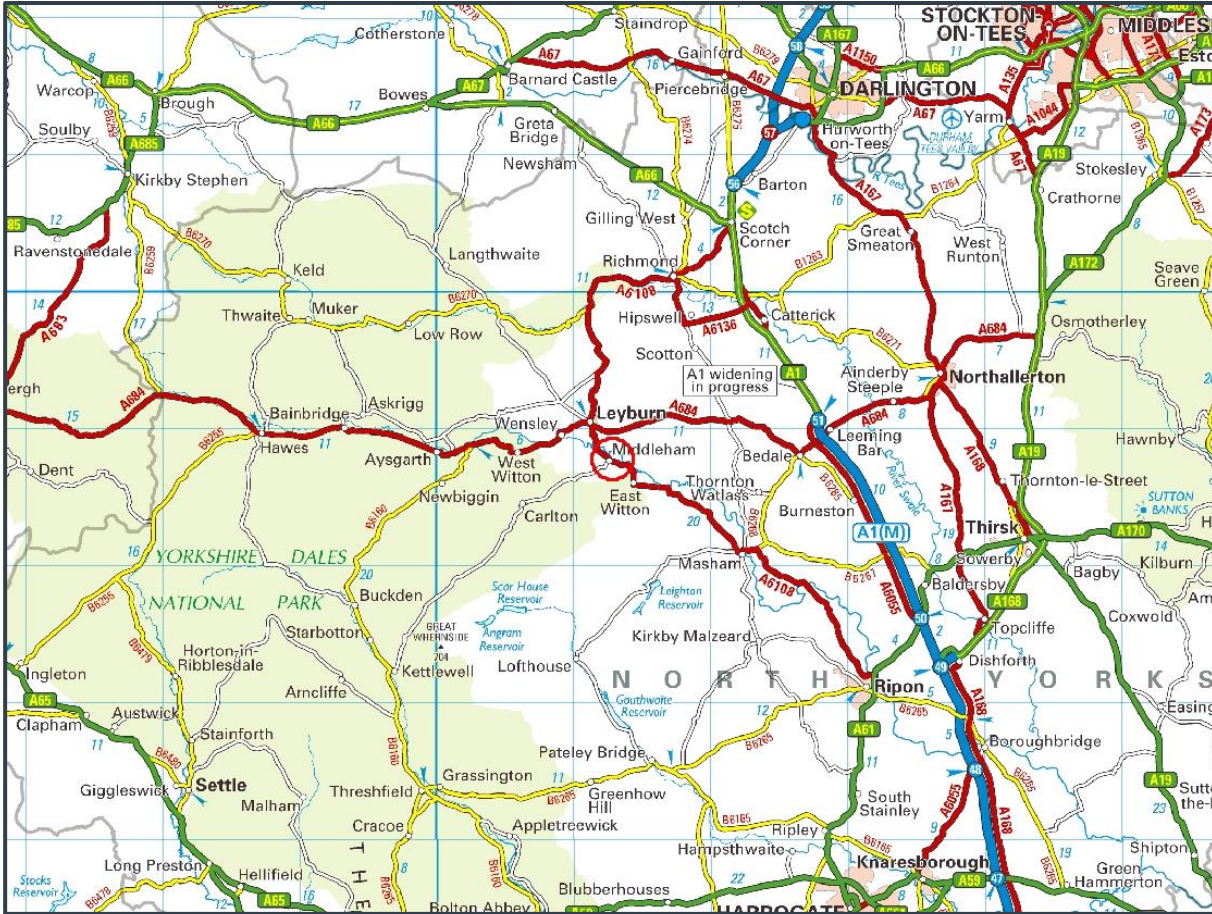


KEY INVESTMENT HIGHLIGHTS

- 17-bedroom hotel with café/bar & restaurant boasting 2AA Rosettes for food
- Excellent standards of presentation
- Prominent and prime Yorkshire Dales town
- Great reputation and reviews
- One bedroom owner's or manager's accommodation
- Staff accommodation (scope to increase bedroom numbers)
- On site parking and pavement dining
- Wonderful Grade II Listed 18th Century building. Energy Rating D

LOCATION

The Wensleydale Hotel enjoys a prominent and central position in the picturesque town of Middleham, one of the most sought after places in the Yorkshire Dales National Park. Renowned for its magnificent medieval Castle, the childhood home of Richard III, Middleham is also famous for its 15 horse racing stables earning the town the nickname of “the Newmarket of the North”. The Castle and the horseracing heritage plus the proximity to a multitude of tourist attractions including Forbidden Corner, Jervaux Abbey, Richmond Castle and a host of quaint “Dales” towns such as Leyburn, Ripon and Masham, as well as the stunning beauty of the fells and valleys of the National Park, all help to swell visitor trade into the area.



THE RESTAURANT, BAR, PRIVATE DINING ROOM & TERRACE

On the ground floor of the hotel there is the reception area and charming cafe/bar with some lovely features, including a log burning stove, stone walls and floor, and oak beams. The bar servery provides draft and bottled beers plus wines and spirits, as well as teas and coffees, light lunches and cream teas.

The restaurant is "The Tack Room" in keeping with the horse racing theme of the town and surrounding area and has earned 2 AA Rosettes for Culinary Excellence. Offering seating for up to 40 diners, the room is "L" Shaped and spacious with its own wine counter and enjoys a pleasant outlook to the front across the cobbled town square. Further dining space is available in the private function room to the rear which boasts some lovely period features and can accommodate up to 16 diners on one table.

The hotel has a pavement licence for up to 30 drinking and dining covers at the front of the hotel.







THE BEDROOMS

There are 17 en suite bedrooms, eleven of which are on the first floor and a further six on the second floor and these comprise: Superior doubles, feature doubles and cosy doubles with two junior suites and one single. Many of these rooms offer a view of the market square and castle beyond and are elegantly and tastefully presented in a style appropriate to the building and its history. One room in each category is dog friendly.

All include a 32" Flat Screen TV, Egyptian cotton sheets, fluffy towels and Temple Spa toiletries. Three of the rooms at the rear of the building are currently used for family members and would require some minor upgrading in order to be used for guest accommodation.





ADDITIONAL ACCOMMODATION

To the rear of the building is the manager's flat which comprises: sitting room kitchen and bedroom whilst on the second and third floors there is further accommodation currently used for staff, but which could be converted to additional letting rooms subject to architects plans and building regulations. Presently it comprises five rooms plus two bathrooms.

EXTERNAL DETAILS

The hotel has a pavement licence for up to 30 drinking and dining covers at the front of the hotel and at the rear is parking for up to 12 cars, although free parking is available on the market square.

THE KITCHEN

The commercial catering kitchen is of an excellent size with a good range of cooking and refrigeration equipment, ample preparation surfaces, storage areas and washing facilities. The kitchen refurbishment was completed at the beginning of 2022 with a range of brand new equipment including induction oven, bread oven, new flooring, cladding and pot wash.

THE OPPORTUNITY

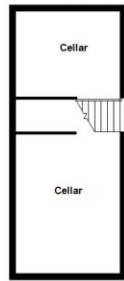
Our seller clients purchased the business in 2019 and have since invested heavily in the upgrading and refurbishing of bedrooms, bathrooms, carpets, furnishings, windows and décor, and transforming the building into the wonderful and charming hotel it is today.

Unfortunately, the Covid pandemic and severe health issues have prevented the owners from fully capitalising on the significant investments they have made, however they are selling a fabulous building and business with excellent reviews on Tripadvisor (4.5 out of 5) and Booking.com (8.1 out of 10) plus a massive amount of client goodwill which has been amassed during their relatively short period of ownership.

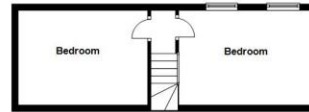
TRADING INFORMATION

Trading information is available on request.

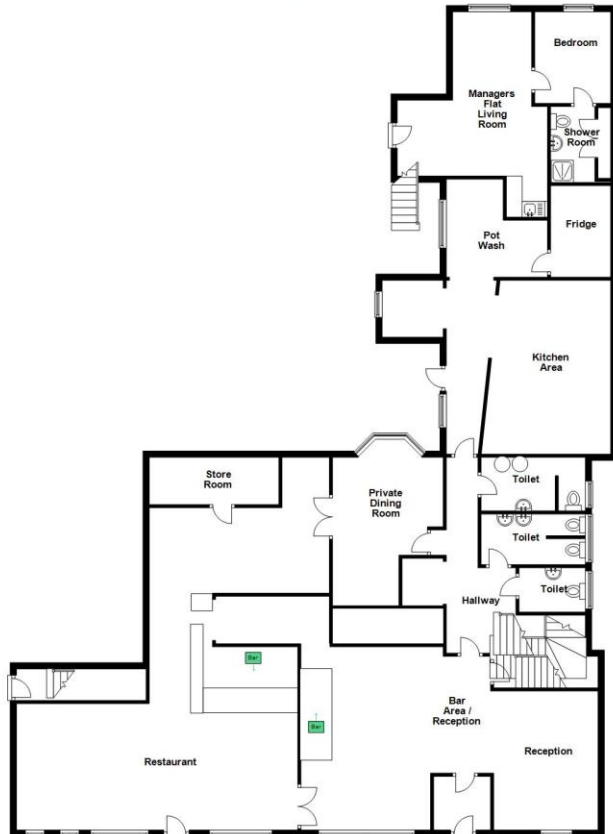
Basement
Approx. 27.9 sq. metres (291.1 sq. feet)



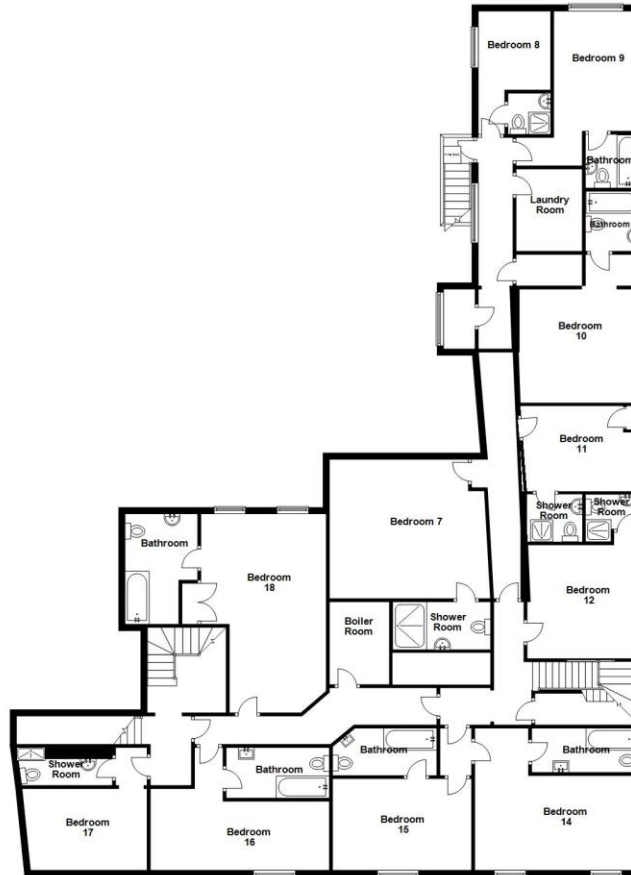
Third Floor
Approx. 28.4 sq. metres (306.2 sq. feet)



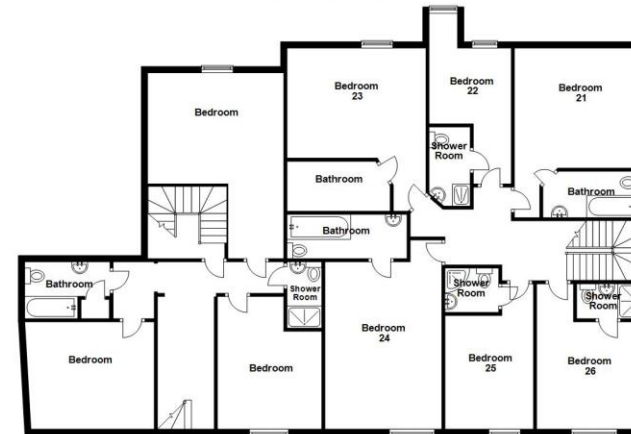
Ground Floor
Approx. 268.6 sq. metres (2887.7 sq. feet)



First Floor
Approx. 281.9 sq. metres (3024.3 sq. feet)



Second Floor
Approx. 203.2 sq. metres (2187.7 sq. feet)



Total area: approx. 806.1 sq. metres (8676.9 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller nor their agent PRODUCED BY TYPBOX
Plan produced using Planilo.



AM

CHURCH STREET
St Alkelds Cottage
Curlew Cottage
The Garth
Gallowas Cottage
Middleham House
Brief Cottage
Ruin
Hazledene
Waterford
Hepple House
Lindmar House
Ivy Cottage
Greystones
Town Hall
Glasgow House
Glasgow Cottage
T.C.B.
Golden Lott Cott
Fax Ho
Victoria Ho
Hotel
Bow Cott
Demonic
Clarr Hd
Warwick House
Carlton House
Garden Cottage
Wensley Carr
Colt House
Carmel Cott
In Out Cottage
White Swan Cott
Kirkgate House
Bank Cott
White Swan Hotel
LB
The Cobbles
Market Cross
War Memorial
MARKET
PLACE
Aberfoyle
East View Cottage
Spennicott
Loth Lorien Pump
Smithy Cott
3
8
A 6108
PH
Jasmine House
BLACK BULL YARD
1
4
Jade Cottage
Wren Cottage
Teal Cottage
123.7m
130.8m
134.1m
BACK LANE
SMITHY

CONTACT DETAILS

For further information or to arrange a viewing, please contact:

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