



# The North Hill Hotel

Ref: 1446694

51 North Hill, Colchester, Essex, CO1 1PY

Freehold: £1,195,000

Central City location

Fully refurbished period property

17 excellent en suite bedrooms

Newly equipped Bar. Lounge/restaurant for 90

Retirement sale

Projected sales c £700,000 ex VAT. Energy Rating C.



A period property, Grade II listed, with ground floor public areas and letting rooms on the ground, first and second floors. The property has been in our clients' ownership since 2008 and has been refurbished throughout to an excellent standard, this upgrading programme includes a newly created lounge/hotel bar, which greatly improves the efficiency and layout of the ground floor areas.

---

### Location

Centrally located in a substantial Essex city close to the High Street, multiple retailers and extensive public parking.

---

### Internal Details

\* Entrance leading to reception/lounge area seating 16 \* Restaurant/dining areas formed from several linked rooms for 40+ \* Conservatory dining area \* Newly equipped lounge bar with servery for 20 \* Kitchen, service & storage accommodation \* Customer WCs \* Cellar storage area.

Total seating capacity is around 90 covers at any one time across all of the public areas.

---

### Fixtures & Fittings

Very well and comfortably fitted out throughout.

---

### External Details

External public seating to the rear and storage areas.



---

### Tenure

Freehold.

---

### The Opportunity

An excellently refurbished city centre property providing year round hotel accommodation and generating substantial food and beverage sales. The new and impressive lounge bar was created in 2022/23 from a former meeting room space adjacent to the conservatory, and its addition will undoubtedly rebalance the business and increase wet sales over time given, not only the standard of fit out, but by greatly improving customer flow through the public areas. We accordingly recommend an early viewing of the property.

---

### Trading Information

Annual sales are projected to be in excess of £700,000 ex VAT.

More detailed information is available to interested parties who have signed a Non Disclosure Agreement, available from Christie & Co.



---

## Letting Accommodation

Seventeen en suite letting bedrooms, of varying sizes and styles and all very well equipped, on the two upper floors. The vendors operate 16 rooms of the total, the seventeenth room being used by housekeeping.

---

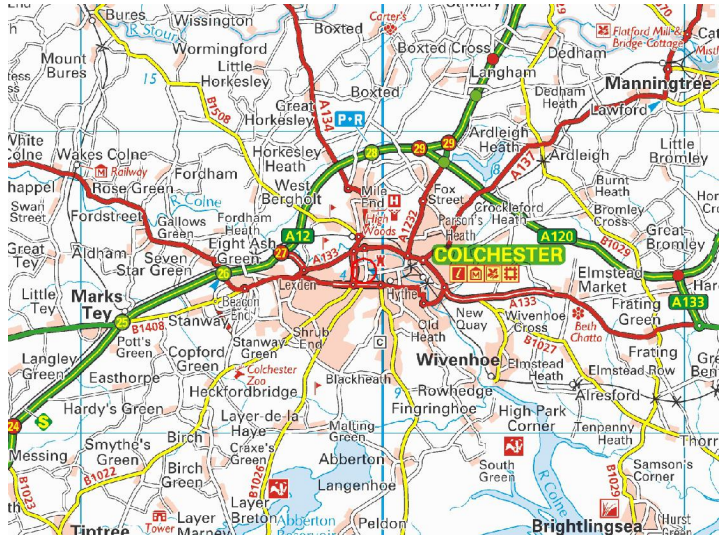
## Staff

A team of full and part time staff operate the business. The vendors have unrelated interests and are not full time operators of the hotel. The wage bill as a consequence can, without question, be reduced by new full time owners working in the business on a day to day basis.

---

## Regulatory

Premises Licence. Energy Rating C.



---

## 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:

### Simon Jackaman

Director

M:+44 7860 189 708

E:simon.jackaman@christie.com

Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189