



The Captain Cook Inn

Ref: 5444091

60 Staithes Lane Staithes, Saltburn-by-the-Sea, TS13 5AD

Freehold: £1,200,000

Lovely 9 bedroom inn/hotel

Beautiful harbour town on Yorkshire coast

Bar & restaurant, parking and gardens

3 bed owner's house & static caravan

Very popular with excellent reviews

North York Moors National Park Location. Energy Rating C





Location

The pretty harbour town of Staithes is wonderfully picturesque and a huge draw for tourists and day-trippers who visit the stunning Yorkshire Coast. Sheltered between cliffs and looking out to sea, this quaint and historic fishing village, with narrow cobbles streets lined with shops and café's and was once the home of Captain James Cook. Staithes is just one on many "honey pot" visitor destinations in the area such as Runswick Bay, Robin Hood's Bay and of course, the world famous town of Whitby which lies around 10 miles away. The town is also in the North York Moors National Park, which again attracts world wide visitors due it its wild and rugged landscapes and beautiful villages and hamlets.

The beautiful village is one of only a handful of places where the sun is known to both rise and set into The North Sea.

Internal Details

On the ground floor of the inn is the bar, restaurant and dining room which can accommodate up to around 100 diners and this is serviced by a bar servery and a good sized catering kitchen, which has a 5 star hygiene rating.

Fixtures & Fittings

Fixtures and fittings are included, with the exception of items that are personal to our client.



Letting Accommodation

All nine bedrooms are en suite and are very well presented, many with lovely views towards the sea or across the moors. There are six doubles and three family rooms, all with flat screen TV and tea/coffee making facilities. The rooms boast generous proportions and are well fitted out.

Owners House

To the rear of the Inn is the owners three bedroom house which also features a kitchen, lounge, bathroom, shower room, office and laundry.

There is also a very large garage/storage room ideal for conversion to extra accommodation.

Beyond the house is a static caravan the owners currently rent out, a garden, which could be put to a variety of uses, and parking.



External Details

To the rear and side of the inn are 13 car parking spaces, which are at a premium in the town. There is also a beer garden to the side which enjoys pleasant views of the surrounding countryside, including the remnants of the old viaduct that once spanned the ravine, and the spectacular Boulby Cliffs.

The Opportunity

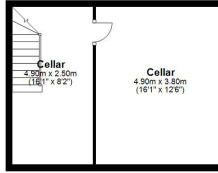
This is a great change for a hospitality related buyer to purchase an established and popular pub / hotel in one of Yorkshire's prettiest locations. Ratings on Facebook, its Tripadvisor and other portals give the Captain Cook 4.5 out of 5 which reflects the popularity of the business. The restaurant is ranked #1 out of 7 in Staithes on Tripadvisor and holds a Travellers' Choice Award.

Business Rates

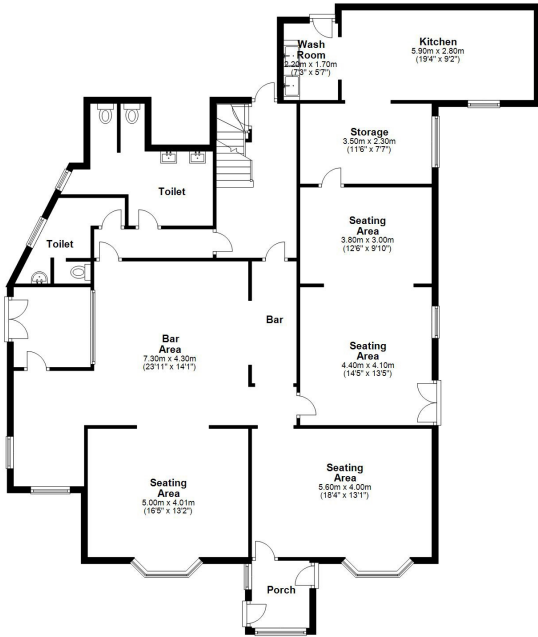
Confirmation of business rates payable should be obtained from the local authority.



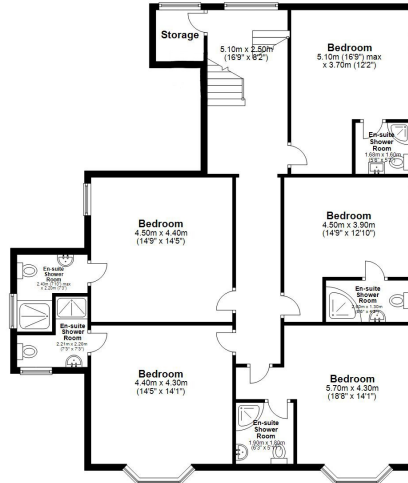
Basement



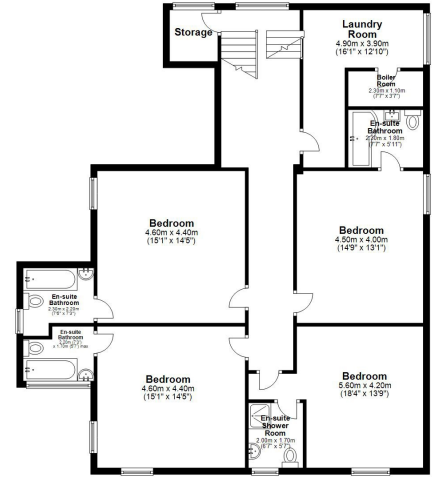
Ground Floor



First Floor



Second Floor



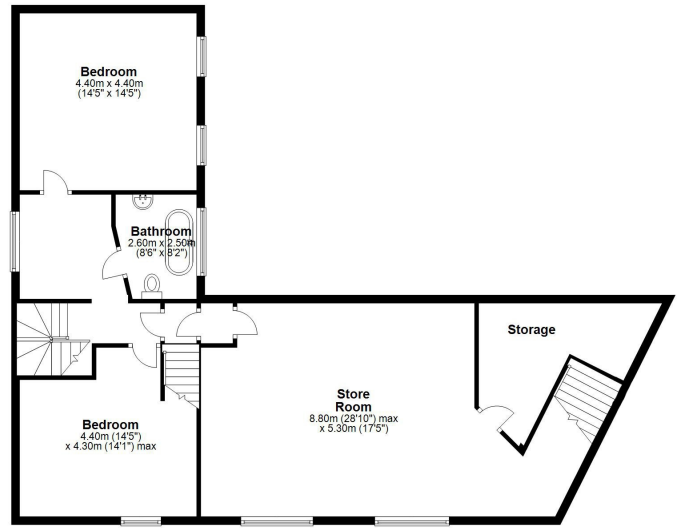
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded as a representation by the seller, nor there agent PRODUCED BY TIFFBOX Plans produced using Revit

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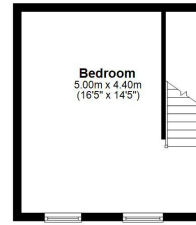
Ground Floor



First Floor



Second Floor



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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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