



THE OLD LODGE

Old Maltongate, Malton, North Yorkshire, YO17 7EG

Freehold £2,150,000

5444098



KEY INVESTMENT HIGHLIGHTS



Superb 17th Century
Tudor mansion



29 excellent bedrooms, sales
y/e £746k Profit £222k



Situated in
approximately 3.6
acres of picturesque
grounds



Ideally placed for
many local tourist
attractions



Located within
Malton town centre

LOCATION

The hotel is located in the town centre of Malton, a bustling market town which is held in high regard.

The hotel is an excellent base to explore the many nearby tourist attractions including Castle Howard, Eden Camp, Flamingo Land and Dalby Forest.

The city of York is approximately 30 minutes' drive and the splendid coastline of Yorkshire approximately 40 minutes' drive.



THE PROPERTY

The Old Lodge hotel is a fantastic 17th Century Tudor mansion with a more recent sympathetic extension to the property. The hotel has many original features one would expect from a period building including fantastic high ceilings and oak panelling. The hotel is set in its own grounds of approximately 3.6 acres.



INTERNAL DETAILS

The main entrance of the hotel leads into the reception area, which in turn leads through to the public areas of the hotel, which comprise the following:



A superb cosy bar area with oak panelled walls, and an attractive and extensive bar servery with a log fire. There is a large feature window in the bar with views over the hotel's excellent grounds.



There is bright and airy, tastefully decorated restaurant with seating for approximately 70 guests. The restaurant is also used for breakfasts.



The hotel also has the benefit of a private dining/boardroom with oak panelled walls creating a great ambience.

LETTING ACCOMMODATION

The Old Lodge Hotel has 29 bedrooms in total, all of which are en suite.

21 of the bedrooms are in the main building of the hotel itself, eight further bedrooms are in the Old Lodgings which is a separate building very close to the hotel.

The bedrooms in the main building are presented to an excellent

standard with some of the feature bedrooms including four posted bedrooms and fantastic bathrooms. A full range of the bedroom stock images can be viewed on the Christie.com website and on the hotel's own website.

There are eight further bedrooms located in the Old Lodging's which are presented to an excellent standard, this separate building is very useful for larger group bookings.



LETTING ACCOMMODATION



EXTERNAL DETAILS

The hotel sits in grounds measuring approximately 3.6 acres. To the front of the hotel the grounds are enclosed by an original stone wall, a real feature of the hotel, with a sweeping driveway leading up the main entrance of this imposing, grand listed building. To the rear of the hotel there are very attractive patio areas which can be used for

al fresco dining and drinking overlooking the grounds scenery. The grounds to the rear of the hotel are very well landscaped and offer perfect photo opportunities for weddings. Considering the size of the area to the rear of the hotel, a new owner may wish to investigate an alternative accommodation offer (subject to planning permission).



THE OPPORTUNITY

The Old Lodge Hotel in Malton is a very well-established successful business with several income drivers, it's central location in Malton and the numerous tourist business drivers in the area are a real asset to the hotel. Rarely does a heritage property of this type with a town location become available. Our client has an excellent, loyal

team working in the hotel and due to their location in the South of England they do visit, but certainly aren't working in the hotel.

The hotel website is www.theoldlodgemalton.co.uk



TRADING INFORMATION

The following are the sales and EBIDT for the last three years (1st September to 31st August).

	2021	2022	2023
Sales	£624K	£934K	£746K
EBIDT	£274K	£289K	£222K

CONTACT INFORMATION

For an appointment to view, or for further information, please contact:

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