



# Cley Hall Hotel

Ref: 5740662

22 High Street, Spalding, Lincolnshire, PE11 1TX

Freehold: £1,200,000

Grade II\* Listed town centre hotel

T/O Y/E 31.1.24 £523,231, EBITDA £165,000

24 letting bedrooms, bar & restaurant

Significant development potential (STP)

Car parking & outside trading area

Energy Rating C





## Description

Cley Hall Hotel is a 24-bedroom Grade II\* Listed hotel which dates back to the mid-18th Century. The property which is of traditional brick construction, comprises three floors and has been extended to the side and rear. There is a separate coach house which houses 11 of the letting bedrooms and has the potential to be extended.

The hotel has been refurbished to a high standard throughout and includes bar and restaurant trading areas. There is the potential to create up to 11 additional bedrooms, along with a new function room (subject to obtaining planning consent).

There are well maintained lawned gardens to the rear of the hotel, as well as customer car parking to the front side.

## Location

Cley Hall Hotel is located on High Street in the Lincolnshire market town of Spalding.

Spalding itself is situated approximately 20 miles north of Peterborough, 44 miles south-east of Lincoln and 36 miles south-west of Skegness.

## Internal Details

The property briefly comprises:

- Lounge bar (20)
- Restaurant/function room (50 seated or 75 theatre style)
- Commercial kitchen
- Ladies, gents and accessible toilets
- Laundry room
- Cellar
- Office





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### Fixtures & Fittings

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

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### Letting Accommodation

There are 24 en suite letting bedrooms spread over the main hotel building and the adjacent coach house. All rooms have plasma TVs and tea/coffee making facilities.

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### Owner's Accommodation

There is an additional bedroom which is currently used by the night porter. This could easily be converted back to a further letting bedroom.



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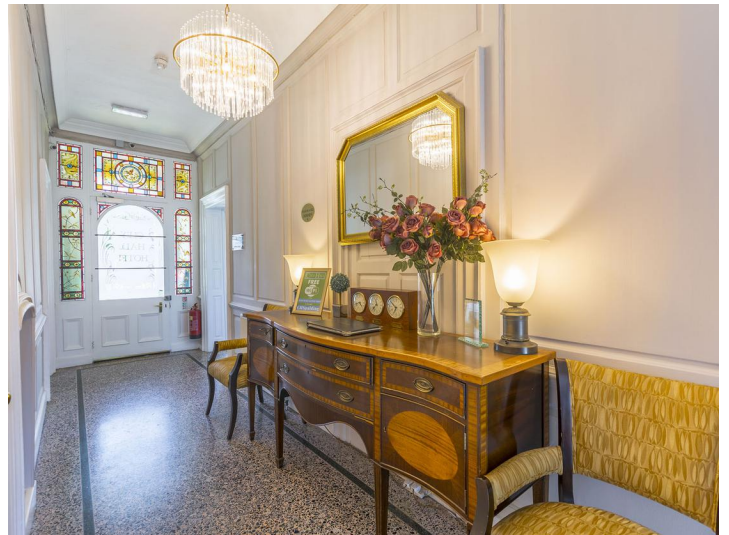
## External Details

To the rear of the property are lawned gardens with a gazebo and outside storage space. There is car parking to the front and side of the premises for approximately 15 vehicles.

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## The Opportunity

Cley Hall Hotel has undergone significant refurbishment and development since being acquired by the current owners in 2015. There is significant scope to further develop the hotel by created up to 11 additional letting bedrooms and a new function room (STP).



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### Trading Information

Turnover for the year ended 31 January 2024 was £523,231 with an of EBITDA £165,000.

Full trading information will be made available to genuinely interested parties who have viewed the premises.

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### Business Rates

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

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### Planning Permissions

There is validated planning permission for the coach house to be extended in order to create six additional letting bedrooms, which would bring the total number to 30.

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### Regulatory

Premises licence.

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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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Leeds



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