



The Poplars Hotel

Ref: 5740658

33 Cross Street, Moulton, Northampton, NN3 7RZ

Freehold: Offers over £985,000

Village centre hotel

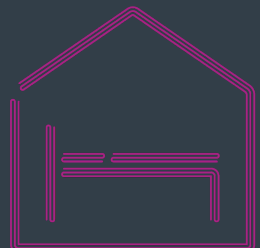
18 letting bedrooms, bar/restaurant (24)

Turnover c. £245k, net profit c. £92k

One/two bedroom owner's accommodation

Suitable for alternative uses (STP)

Car park. Energy Rating C



The two storey property is of traditional masonry construction under a pitched slate roof. The property sits beneath a pitched roof with inset windows to the rear. There are single and two storey extensions to the rear of the property beneath flat roofs.

The characterful and welcoming property comprises many original features including an open fireplace, exposed beams and stained glass window. Internally, there are 18 en-suite letting bedrooms, along with a bar/restaurant for approximately 24 covers. The restaurant has not opened to the public since 2020 and therefore offers significant potential to new owners.

There is a good size car park to the rear of the premises.

The property could be suitable for a variety of alternative uses, including residential and care, subject to the relevant planning consent.

Location

Set within the sought after Northamptonshire village of Moulton, this beautiful characterful building is in an ideal location. This large village is located in North-Western Northamptonshire and is located just less than five miles north of Northampton town centre.

The hotel is located in the heart of the village and is only approximately one mile from the A43 and only three miles from the A508. Moulton is situated approximately 11 miles south of Kettering, five miles north of Northampton town centre, 21 miles north of Milton Keynes and 39 miles south-west of Peterborough.



Internal Details

Briefly comprising:

Reception

Two guest sitting rooms

Bar and restaurant (24). Currently only used for breakfast service

Kitchen - utilised by both the restaurant and private accommodation

WCs

Office

Laundry room

Fixtures & Fittings

We have been advised that the fixtures and fittings are owned outright and subject to separate negotiation.

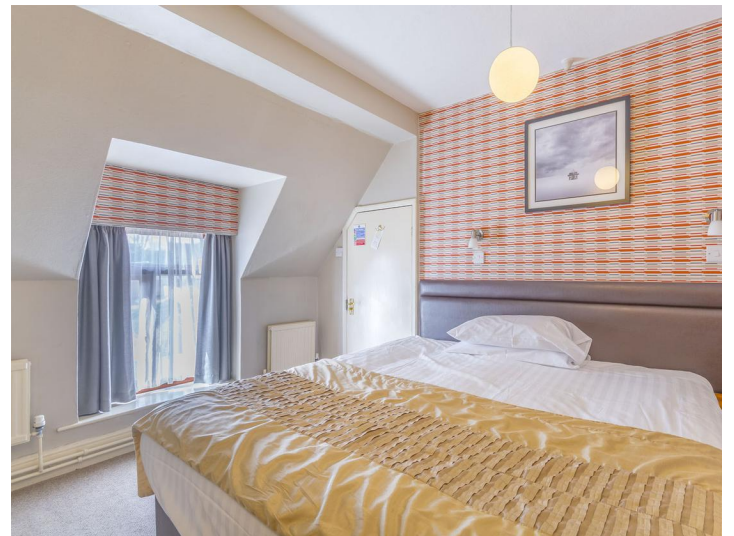




Letting Accommodation

The hotel comprises 18 letting bedrooms, 14 of which feature en-suite facilities. Each room has been considerably decorated to provide a modern space which retains a traditional feel.

The guest bedrooms are located on the first and second floor of this attractive property. Each bedroom ranges in size to cater for all guest requests.



External Details

To the rear of the property and with direct access from the street is a gravelled courtyard which provides guest car parking.

Owner's Accommodation

The owners accommodation is split over the ground and first floor, comprising a living room and one/two bedrooms (one of which is en-suite).



Tenure

Freehold

Business Rates

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

Trading Information

We are advised that for the trading year ended 31st December 2022 the business produced net sales in the region of £245,000 and a net profit of approximately £92,000. We are advised the business produced net sales in the region of £270,000 for the year ended 31st December 2023.

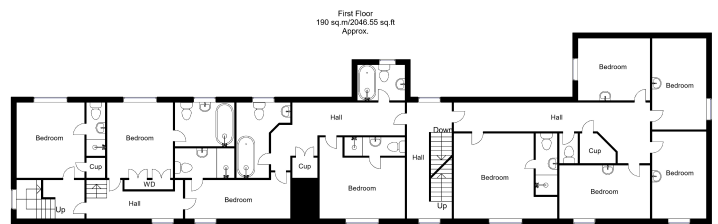
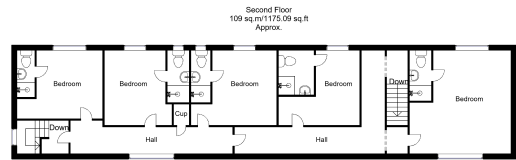
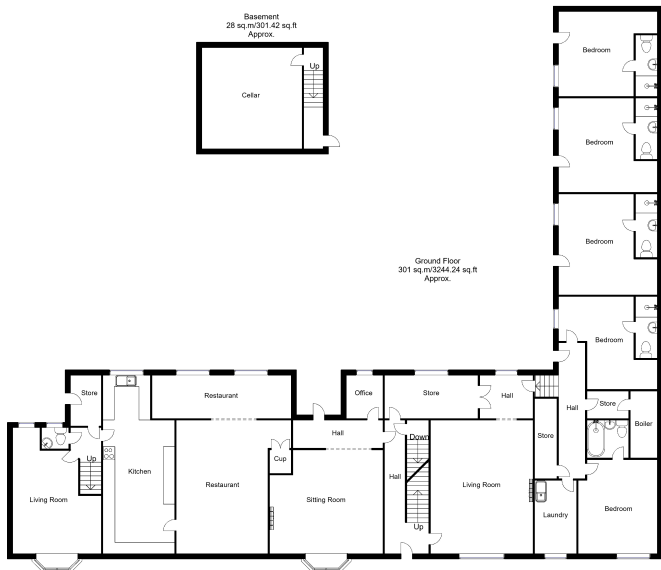
Further trading information will be made available to genuinely interested parties who have viewed the premises.

The Opportunity

This hotel is set within a sought after village location and provides new owners a fantastic and rare opportunity. Located a short distance from the world renowned Silverstone Race Circuit, along with other tourism locations, this hotel is also well known and benefits from regular repeat custom.

The opportunity would be suitable for either an existing hospitality operator or a first time buyer. Alternatively, the property could be suitable for residential or care conversion, subject to the relevant planning consent.

The current owner has created a business for their own lifestyle and with this a new owner could have great potential to increase the restaurant offering within the hotel as well as further expand the function and events side of the business.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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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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.



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