



The Birch Tree Inn

Ref: 5455499

Wilsill, Harrogate, HG3 5EA

Freehold: £825,000

Three Letting Rooms

20 space car park

Located in Nidderdale near Brimham Rocks

Potential for other community uses STPP

Turnover circa £60,000 per annum with 3 lets

Plot size c. 0.2 acres. Energy Rating C



The Birch Tree Inn Pub has three holiday letting cottages and a large car park for up to 20 cars. These letting rooms have been trading and the pub space is currently closed.

A beautifully presented property with management or living accommodation.

The three luxury cottages are used for holiday lets throughout the year, the businesses dedicated website is:
www.luxurnidderdalecottages.co.uk.



Location

Wilsill is a village in between Pateley Bridge and Ripley, part of the Borough of Harrogate, North Yorkshire.

The valley of Nidderdale stretches from the village of Ripley up to the small scenic hamlet of Middlesmoor which commands a stunning view down the River Nidd.

Bordered by the Yorkshire Dales National Park and close to the World Heritage Site of Fountains Abbey & The National Heritage Site of Brimham Rocks.



Internal Details

The pub, bar and restaurant space is currently vacant and holds around 30 covers, with space for a commercial kitchen internally. The three cottages are fully equipped self-catering one-bedroom cottages, each boasts fabulous interiors with blissful bedrooms, large sumptuous living spaces and wow factor kitchens.

Owner's Accommodation

There is two bedroom and a bathroom above the pub that is used as the manager's accommodation.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Letting Accommodation

There are three luxury, one-bedroom holiday cottages, each generating a turnover of circa £20,000 per annum.

Blossom Cottage has a stunning fully fitted kitchen with vaulted ceilings and exposed stonework, leading through to the dining area and to the lounge. The double bedroom and en suite with bath and shower are on the first floor.

Butterfly Cottage has a large open plan living area leading the to kitchen diner with a breakfast bar. The double bedroom and en suite with bath and shower are on the first floor.

Dragonfly Cottage has beautiful kitchen which leads to the living room, the double bedroom and en suite bathroom have vaulted ceilings and exposed stonework.

The holiday cottages have a dedicated website www.luxurnidderdalecottages.co.uk.



The Opportunity

An Idyllic, rural property with stunning letting cottages, located just outside Harrogate.

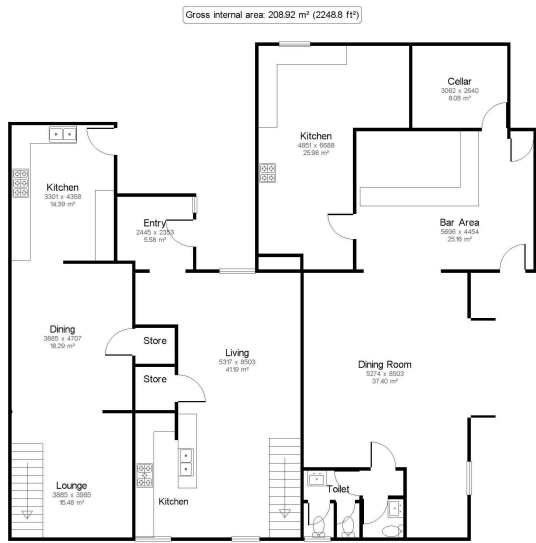
The large car park offer the potential to extend the property further or to add additional dwellings, subject to successful planning applications. Also STP the site could be converted for other community uses.

The current structure of the business is 3 holiday lets and living accommodation for an owner. Additionally the mangers flat could be another space to let out if a new owner lives locally. The old pub space can be revitalised to be used as a pub/restaurant which it has traded for previously.

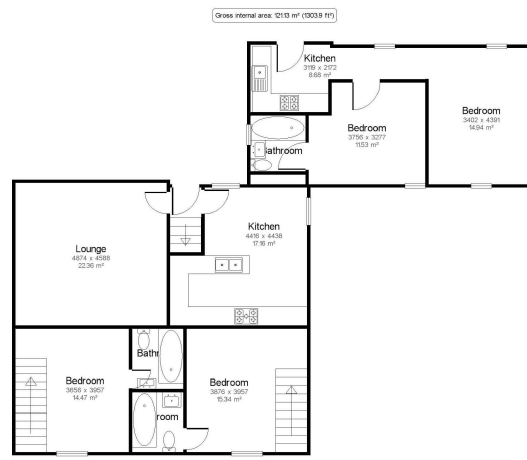
There is no alcohol licence in place.

Business Rates

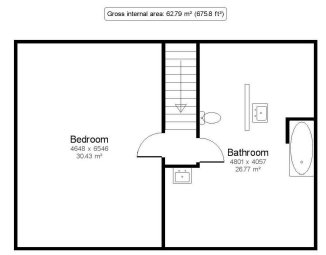
The Rateable Value for the property is £6,000 and £3,900 for the cottages, both with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.



Ground Floor



1st Floor



2nd Floor

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



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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