



The Jack & Jill Coaching Inn

Ref: 6450511

North York Moors National Park, Scaling Dam,
Saltburn-by-the-Sea, TS13 4TP

Freehold: £650,000

Pub & Restaurant for c.100 seated customers

9 Stunning Ensuite Letting Bedrooms

Large Outside Terrace for c.100 customers

Café Takeaway & Children's Activity Areas

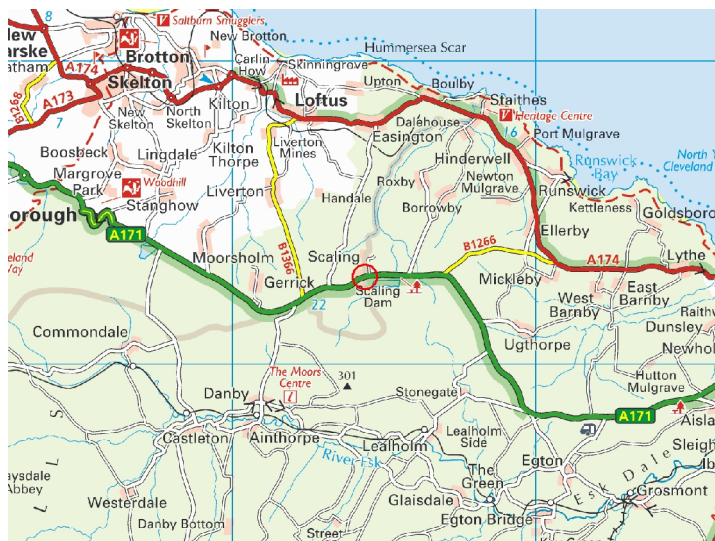
Planning for Lodges & Glamping Pods

Grade II Listed. EPC Rating "TBC"



The Jack & Jill Coaching Inn is an 18th Century Grade II Listed building, which has been carefully and tastefully restored and renovated and is now a spectacular pub-restaurant and café, boasting nine outstanding ensuite letting bedrooms.

The building was Listed by Historic England in 1987 and more recently permission was granted by the National Park Authority for a sympathetic refurbishment and contemporary extension. The current owners have re-established the 18th Century Coaching Inn as a destination on the road between Guisborough and Whitby.



Location

Located adjacent to the Scaling Dam Reservoir on the northern edge of the North York Moors National Park, accessed via the A171 which is the main access road in to Whitby (c.11 miles) from the west.

Immediately opposite the Scaling Dam Reservoir, the Jack & Jill enjoys stunning unopposed views across a huge body of water which is a popular Coarse & Pike Fishing spot and has a Sailing Club which offers water sports, such as kayaking and paddle boarding. A popular spot with dog walkers and families, the Reservoir is extremely busy and popular particularly during the spring and summer months.

The Opportunity

The Jack & Jill presents a phenomenal opportunity for an experienced hospitality operator to inherit premises which have been tastefully and extensively restored to the highest standard.

The current owners, along with their team, have established The Jack & Jill as a popular eatery for local and tourists alike. The business benefits from security from multiple income streams such as food, beverage and accommodation sales and has differentiated itself from its competitors with a superb external trade area with the children's play park and mini-golf being unique reasons for customers to visit the venue.

Still a young business, The Jack & Jill has potential to grow exponentially over time.



Internal Details

The pub-restaurant is compartmentalised into three main trading areas; the bar offers relaxed seating for 16 customers, the main restaurant provides seating for approximately 60 covers and the modern extension seats 40.

The entire property has been refurbished to an impeccable standard and is immaculately presented throughout, which extends to ancillary areas as well as the parts of the property customers can see.





Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.

Staff

The business is operated entirely by staff, with the owners' overseeing matters from a distance. A full schedule of staff can be provided to seriously interested parties on request.

Regulatory

Premises License.



Trading Information

Turnover for the 12 month period ending 21.08.2023 on food and beverage only, was £385,305 inclusive of VAT. It is worth noting that until December 2022, the restaurant was operated more as café/tearoom and since the introduction of two chefs and draught beer/lager, sales have improved significantly.

The letting accommodation opened for business on 09.07.2022 and for the 12 month period ending 21.08.2023 turnover (inclusive of VAT) was £149,182.

Combines Gross Turnover for 12 month period ended 21.08.2023 - £534,487.

Approximate trade split – Food & Beverage 72%, Accommodation 28%.

Still a young business, only in to its second year of trading, we expect the turnover and profitability of the business to substantially increase as time goes on.

Letting Accommodation

Arranged over the first and second floors there are nine superbly presented ensuite letting bedrooms all decorated in a modern and contemporary fashion. Each of the rooms enjoy stunning views either over the fields at the rear or over Scaling Dam to the front.



External Details

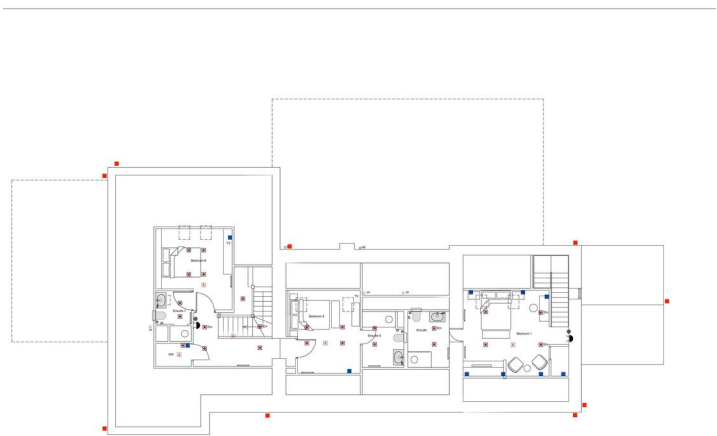
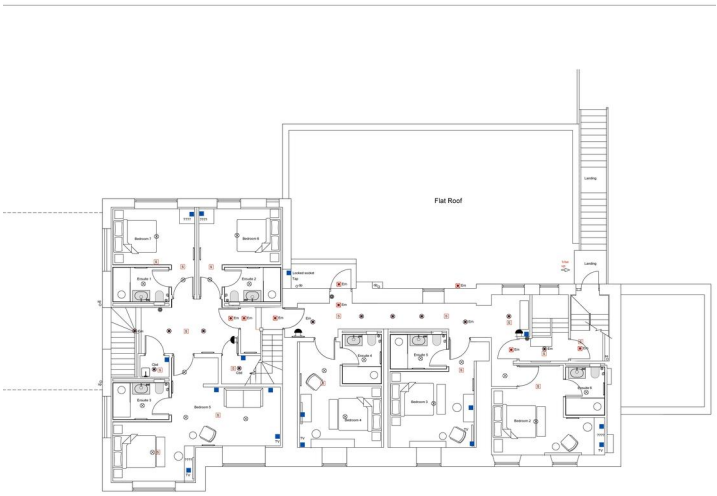
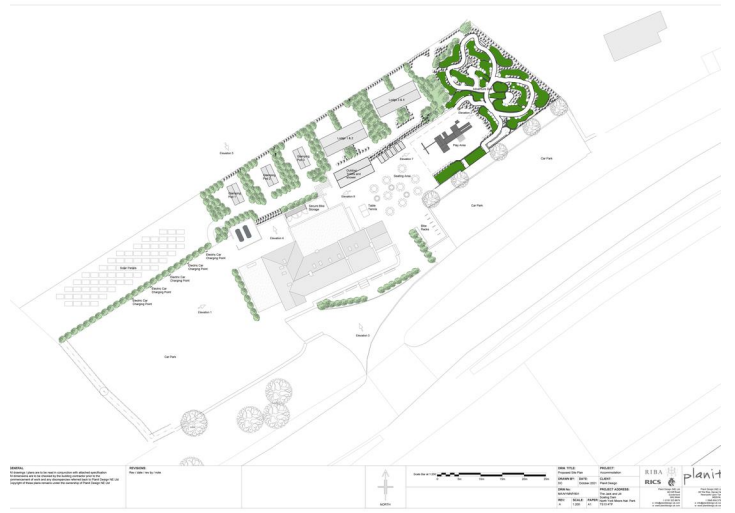
There is a substantial paved terrace providing picnic style seating for c.100 customers. There is also a large children's play area as well as an 18-hole adventure golf course and an ice-cream parlour, which services the outdoor area. The car park provides c.40 spaces.

Planning Permissions

The site benefits from planning permission for 'construction of two lodges to provide four ensuite letting bedrooms, use of land for the siting of three glamping pods, and installation of ground mounted solar panels with associated landscaping works'. Decision No. NYM/2022/0816. Further plans and documentation can be provided upon request.

The introduction of further accommodation on site is an exciting proposition and it is realistic to assume that this will prove extremely popular given the location. Furthermore, more residents on site will result in more bar and restaurant customers.





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:

David Cash

Regional Director (North) - Pubs & Restaurants

M:+44 7736 621 023

E:david.cash@christie.com

Newcastle



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