

# RABY HUNT INN AND RESTAURANT WITH ROOMS

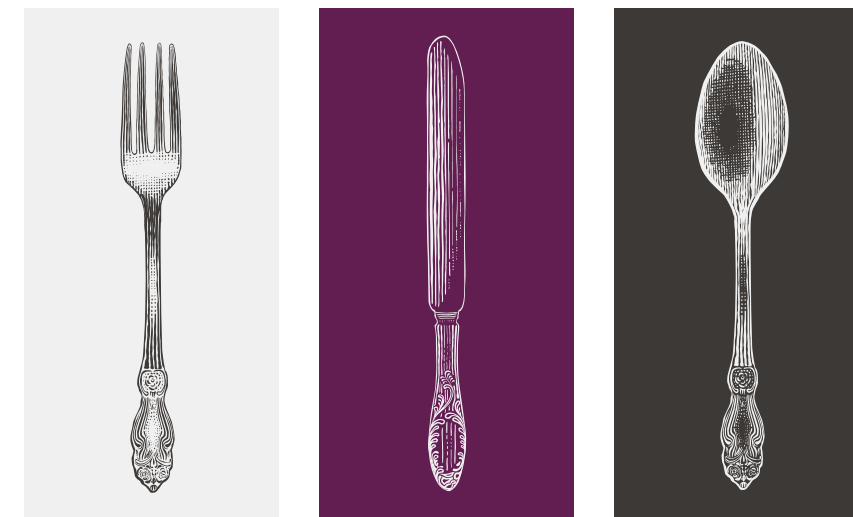
Ref: 6450523

SUMMERHOUSE, DARLINGTON, COUNTRY DURHAM, DL2 3UD



Freehold asking price:  
£750,000

Leasehold:  
Price on application





# KEY HIGHLIGHTS



Former Two Michelin  
Star restaurant



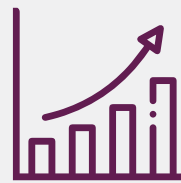
Quintessential rural village setting  
in County Durham



Superbly fitted and  
immaculately presented



Five double en-suite  
letting rooms



Average turnover for last two years:  
£1,098,807 per year  
Average profit for the last two years:  
£203,690 per year



Grade II Listed





# THE OPPORTUNITY

The Raby Hunt presents a superb opportunity for a restaurateur to purchase a 'best in class' premises which was established as a high-end eatery in 2009, gaining it's first Michelin Star in 2012 and a second in 2017 under the stewardship of Chef Patron, James Close.

Fantastic opportunity to purchase one of the top restaurants in the UK, recently voted 4th best restaurant in the UK by Good Food Guide and current holder of 2 Michelin Stars.

Equally, if somebody wanted to reposition the business as a more traditional restaurant operation then this is more than feasible. The property could also be converted into a stunning bed and breakfast.

Chef-Patron, James Close has taken the decision to sell the business and property to pursue an exciting new venture.

## **FOR SALE: £750,000**

The freehold interest in the Property, along with all fixtures, fittings & equipment (inventory available on request) along with the 'RABY HUNT' title, domain name and intellectual property, including social media following etc.

## **TO LET: Price/Rent on application**

The Raby Hunt is offered, TO LET on a Full, Repairing & Insuring basis.

The owners would consider any lease length within reason but would look for a minimum three-year commitment from an incoming tenant.

As part of the leasehold deal, the Landlords offer FOR SALE, all fixtures, fittings & equipment (inventory available on request) along with the RABY HUNT title, domain name and intellectual property, including social media following etc.

If an interested party was not inclined to purchase the above, there may be an opportunity to structure a deal whereby the Landlord retained ownership and the tenant is responsible for repair, maintenance & replacement of the same.

Further terms are to be negotiated.

We would encourage any potentially interested party to contact us to discuss the matter in more detail.







## THE DESCRIPTION

Set in a pretty rural village, this former drovers' inn was previously part of the Raby Estate.

The Raby Hunt is a superb example of a state-of-the-art restaurant decorated in a contemporary style, fully fitted with cutting-edge equipment and high end furnishing. The property is in turnkey condition, and able to trade immediately without any need for investment.

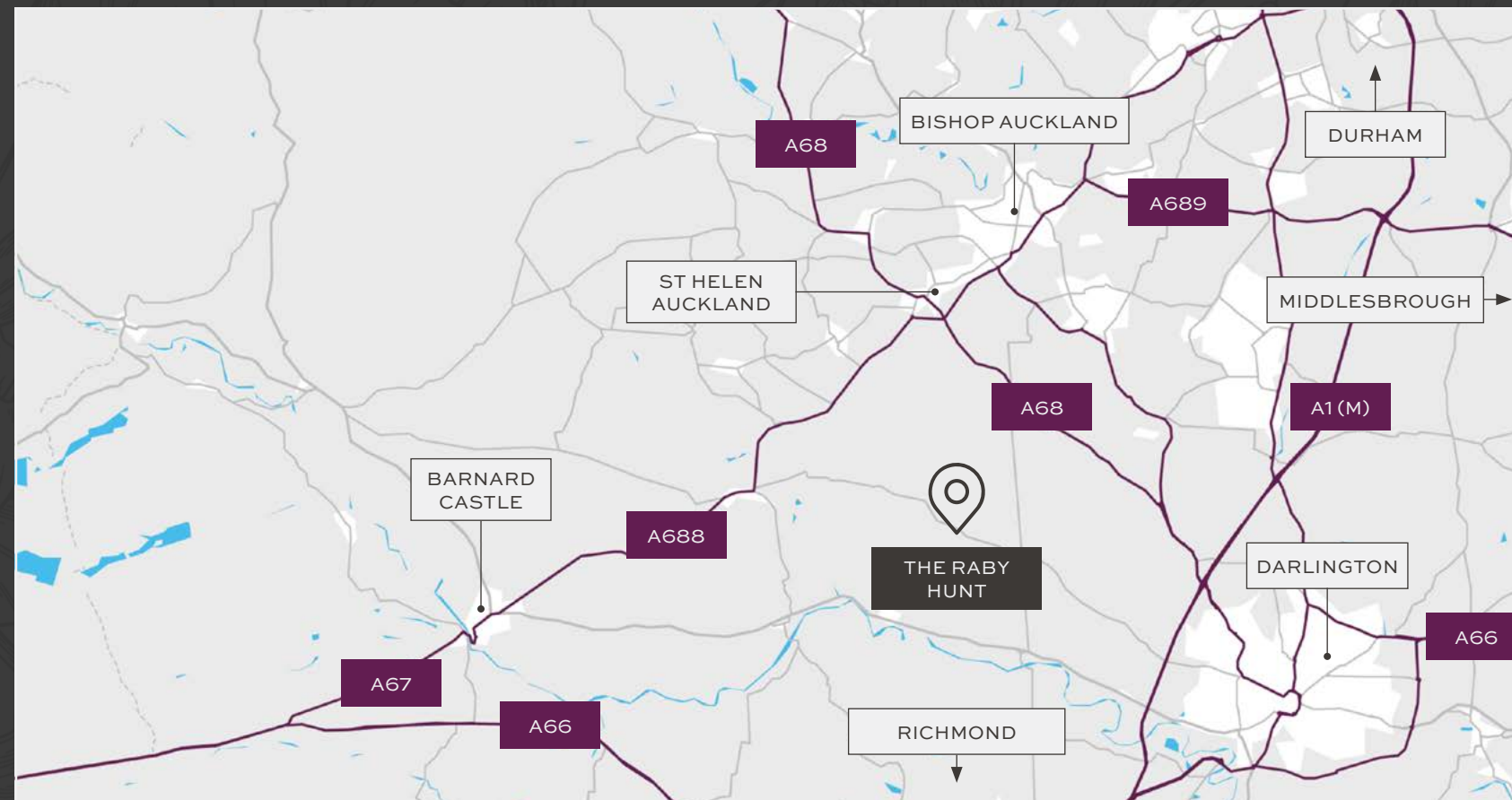




# LOCATION

The Raby Hunt occupies a prominent roadside position in the quiet village of Summerhouse, in Country Durham. Darlington town centre is around 6.5 miles to the east, Barnard Castle 11 miles to the west and the Cathedral City of Durham 25 miles north.

Nearby attractions include, the 14th Century Raby Castle & Estate, the world famous open-air Beamish Museum, and Bowes Museum. The North Pennines Area of Outstanding Natural Beauty is within 20 miles and the Yorkshire Dales and North York Moors National Parks are all within 40 miles.



## TRAVEL DISTANCES TO RABY HUNT

6.5 MILES  
DARLINGTON

11 MILES  
BARNARD CASTLE

25 MILES  
DURHAM



# INTERNAL DETAILS

Entering from the car park, you are met with an insight in to the working kitchen. Once over the threshold, the reception area affords guests the opportunity to hang their coats and make themselves comfortable. Immediately to the left is the 'Chef's table' with a front row seat in to the state of the art kitchen where the Head Chef and the team work meticulously to prepare the best food for miles around. A real show-piece.

Beyond in an elegant restaurant, currently set up for 30 covers.

Beyond is a wine tasting area, with a high table seating six. Again this could be repositioned as a snug or private dining area.











## FIXTURES & FITTINGS

We are advised that all fixtures, fittings and equipment are free from hire/lease purchase and included in the sale, subject to an inventory.

## LETTING ACCOMMODATION

There are five double en-suite letting bedrooms all individually designed and decorated, offering luxury accommodation to guests.

## EXTERNAL DETAILS

Ample parking for the size of the operation to the front and the rear of the property. Growing area within courtyard.









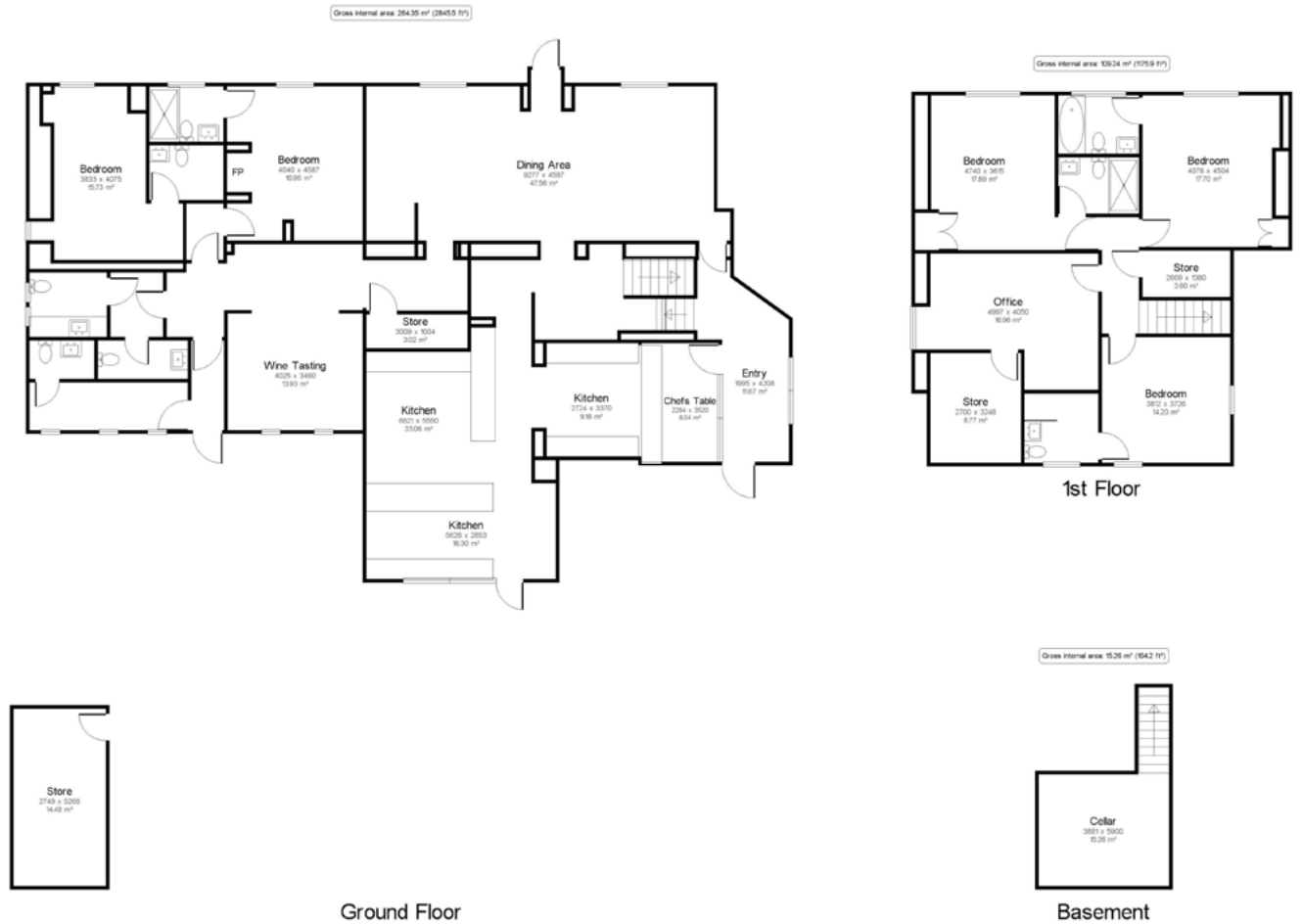
# TRADING INFORMATION

The average turnover (net of VAT) for the last two years is £1,098,807 per year and the average adjusted net profit for the last two years is £203,690 per year.

Further, more detailed trading information can be provided to seriously interested, procedable parties on request and subject to signature of an NDA.

# BUSINESS RATES

The Rateable Value as per the April 2023 list is £20,000. Confirmation of actual rates payable should be sought from the Local Authority.





# CONTACT

No direct approach may be made to the business, for an appointment to view please contact the following:



**DAVID CASH**  
**REGIONAL DIRECTOR**

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E: david.cash@christie.com

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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.

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