



The Rose & Crown Hotel

Ref: 5455513

Bainbridge, Leyburn, DL8 3EE

Freehold: £550,000

Charming 15th Century Inn Grade II Listed

11 Ensuite Bedrooms

Restaurant & 3 Bars

2 Bed Owner/Staff Accommodation

Outdoor Seating, Spacious Car Park

Awaiting EPC



A Grade II Listed detached building dating back to 1445, of traditional construction under a tiled roof, located in the heart of the glorious Yorkshire Dales, which overlooks the pristine village green, in the heart of Wensleydale. Hundreds of years ago Wensleydale was a dense forest and Bainbridge was a safe haven for the foresters that worked it. This memory continues with a forest horn, now located in the reception hall, which was blown to guide the foresters safely home.

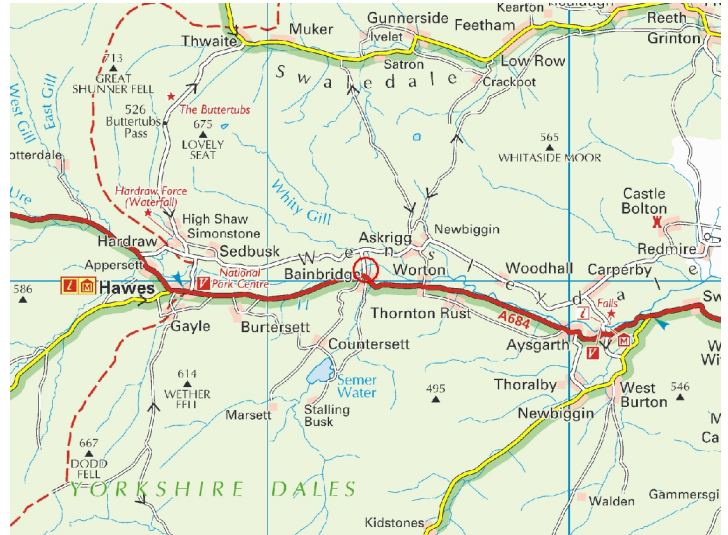
The hotel has three bars, one of which has a large log fire, the beautiful Dales Room Restaurant which can seat up to 80 people and is perfect for special occasions; wedding receptions, birthdays and family get togethers. In addition, there are 11 ensuite bedrooms with either baths or showers; three of the rooms have four poster beds. Outside, guests can eat lunch al fresco in the summer sunshine, sitting on one of the numerous seats and benches which surround the property. The views are delightful, in some directions panoramic.



Location

The Rose & Crown is located in the pretty village of Bainbridge, near where England's shortest river, the Bain, meets the River Ure, and is one of the longest established settlements in the Yorkshire Dales. The remains of a Roman Fort can be seen at Brough Hill, just across the river from the village.

Leading attractions for families in the area is the Dales Countryside Museum in Hawes, four miles away hosting food festivals and crafts demonstrations. Wensleydale Creamery (of Wallace and Gromit fame) is also there too with its associated visitors centre. Another destination is the waterfalls at nearby Aysgarth; the tiered falls are a real spectacle and provide a stunning backdrop to a number of scenic walks, which attract thousands of visitors each year.

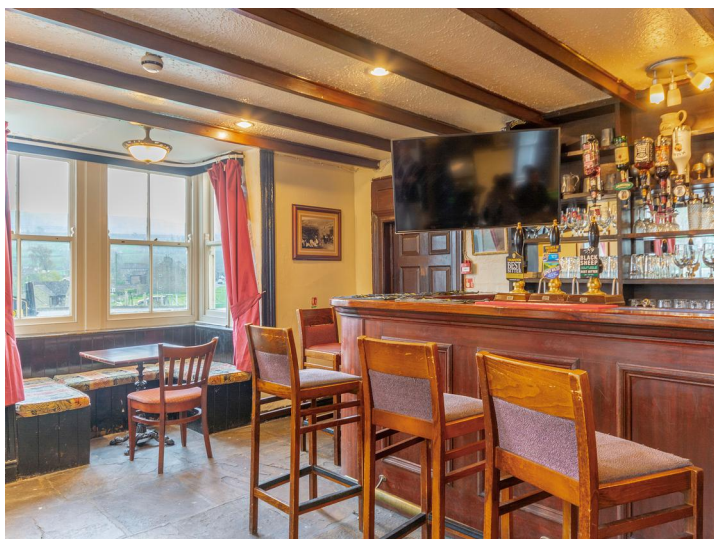


Internal Details

The main entrance leads into a traditionally styled hall with wooden panelled walls. To the right is the lounge bar with wood panelling, beamed ceiling and a large open wood burning fire. Straight ahead is the snug bar which seats a further 12 and similarly has wood panelling. It is from this area that the hotel originated many centuries ago. The other bar is known as the "Dust and Diesel" and is mainly used by locals. It has a wood burning stove, mahogany bar, pool table and dart boards. The hotel presently has two darts teams and a domino team. All three bars are inter linked. The Dales Room Restaurant seats around 80 covers and is a homely room with timber flooring and fireplace to one end, and overlooks the village green to the front.

At the back of these bars is a corridor which provides access from the rear and to which is attached the ladies and gentlemen's WC, a bottle store and an office, which is presently used as a staff/ care taker's bedroom. There is also a small lounge to the left of the main corridor entrance.

Ancillary areas include a fully equipped commercial grade catering kitchen with stainless steel appliances, extraction system, store rooms, and in house laundry.



The Opportunity

The Rose & Crown offers a brilliant opportunity for an experienced hospitality operator to acquire a large, characterful freehold premises in the beautiful Yorkshire Dales countryside.

The business is highly regarded and has upheld an excellent reputation for many years. After more than 20 years of ownership, the seller is now seeking retirement.

Being nearly 80 years old, our client runs the business in a manner that suits his lifestyle and therefore, there are significant opportunities to grow the business if an incoming operator was inclined to do so.



Letting Accommodation

Located at first floor level are 11 ensuite letting rooms (presently sleeping up to 27), all with ensuite facilities (either showers or baths) and flat screen TVs. The majority of rooms enjoy views to the village green.



Owner's Accommodation

The owners or staff have the benefit of a two bedroom/bathroom suite which can be extended to a flat consisting of two bedrooms, living room, bathroom and kitchen by extending into guest room No.1.

Fixtures & Fittings

We are advised that all fixtures, fittings and equipment are owned outright and are to be included in the sale, subject to an inventory. A small number of personal items will be excluded.





Staff

The owner operates in largely an administrative capacity and the vast majority of operational duties are undertaken by an established team of staff. A full schedule can be provided to seriously interested parties on request.

Trading Information

Trade split is approximately: 45% wet, 23% food, 32% accommodation.

Gross revenue for the 12 month period ended 30.6.22 was £387,842, generating net profits of c. £53,000. Staffing costs were c. £75,000 for the same period.

More recent trading information is available on request.

Accounts for previous years can be provided to seriously interested parties on request.



External Details

To the front is a well maintained garden area with numerous seating benches overlooking the village green. There is seating at to the front and rear.

The car park has space for about 15 vehicles.

Once the building of the five houses at the rear of the hotel is completed, the developers will resurface the car park and entrance with a new layer of tarmac.

Additional land / Development potential

There is an area of the land to the rear of the property (beyond the newly built houses) which extends to c.6.92 acres. Approximately 3.61 acres includes a better quality paddock which runs down to the river's edge, and includes a small field barn accessible via two roadside entrances.

There may be an opportunity to utilise this land to generate an income (subject to planning permission), perhaps introducing glamping pods or shepherds huts for example.

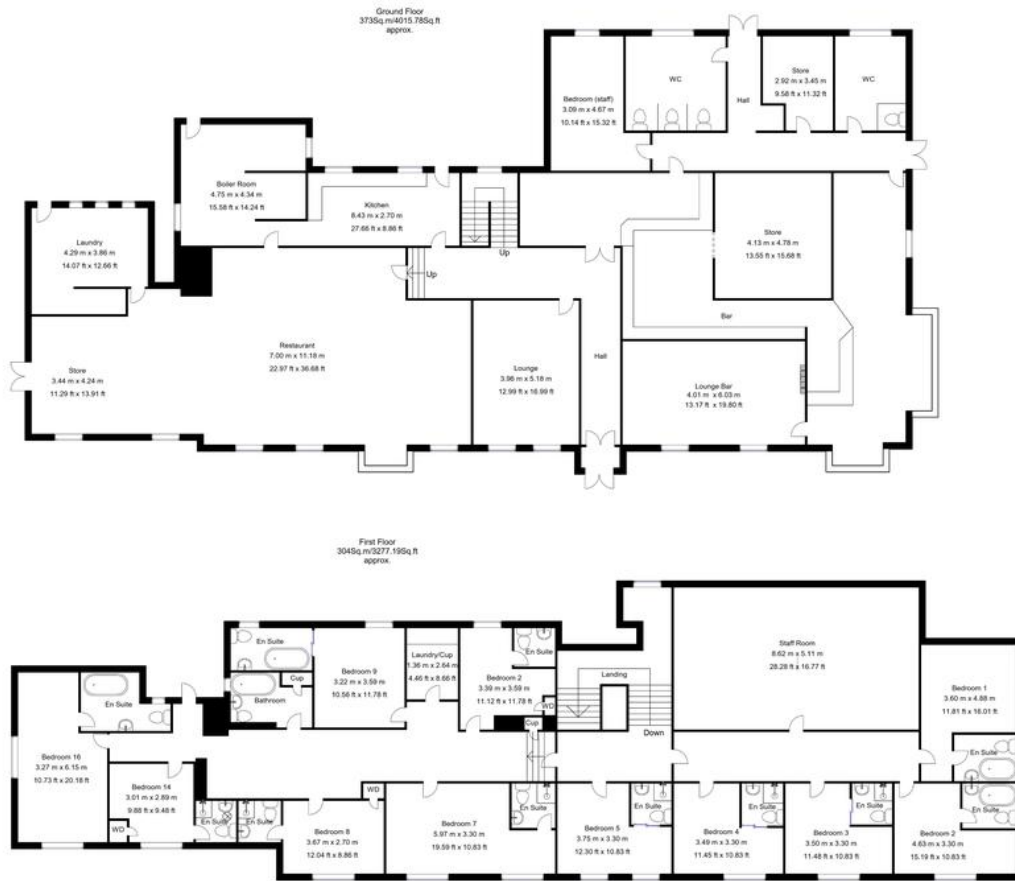


Regulatory

Premises Licence

Business Rates

The Rateable Value as of 1 April 2023 is £8,300. Confirmation of actual rates payable can be obtained from the Local Authority.



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 measurement. 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.

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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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Newcastle



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