



The George Inn & Kirk Gill Cottage

Dubbs Lane, Hubberholme, Skipton, North Yorkshire, BD23 5JE

Freehold £795,000 | Ref: 5455538

KEY HIGHLIGHTS



Traditional pub with cottage attached



Prime spot on the Dalesway Walk



8 letting rooms, 6 of which are en suite



Stunning riverside position



Popular with locals and tourists



Turnover year ending May 2024 £352,465
Adjusted average net profit for
2022, 2023 & 2024 £67,561



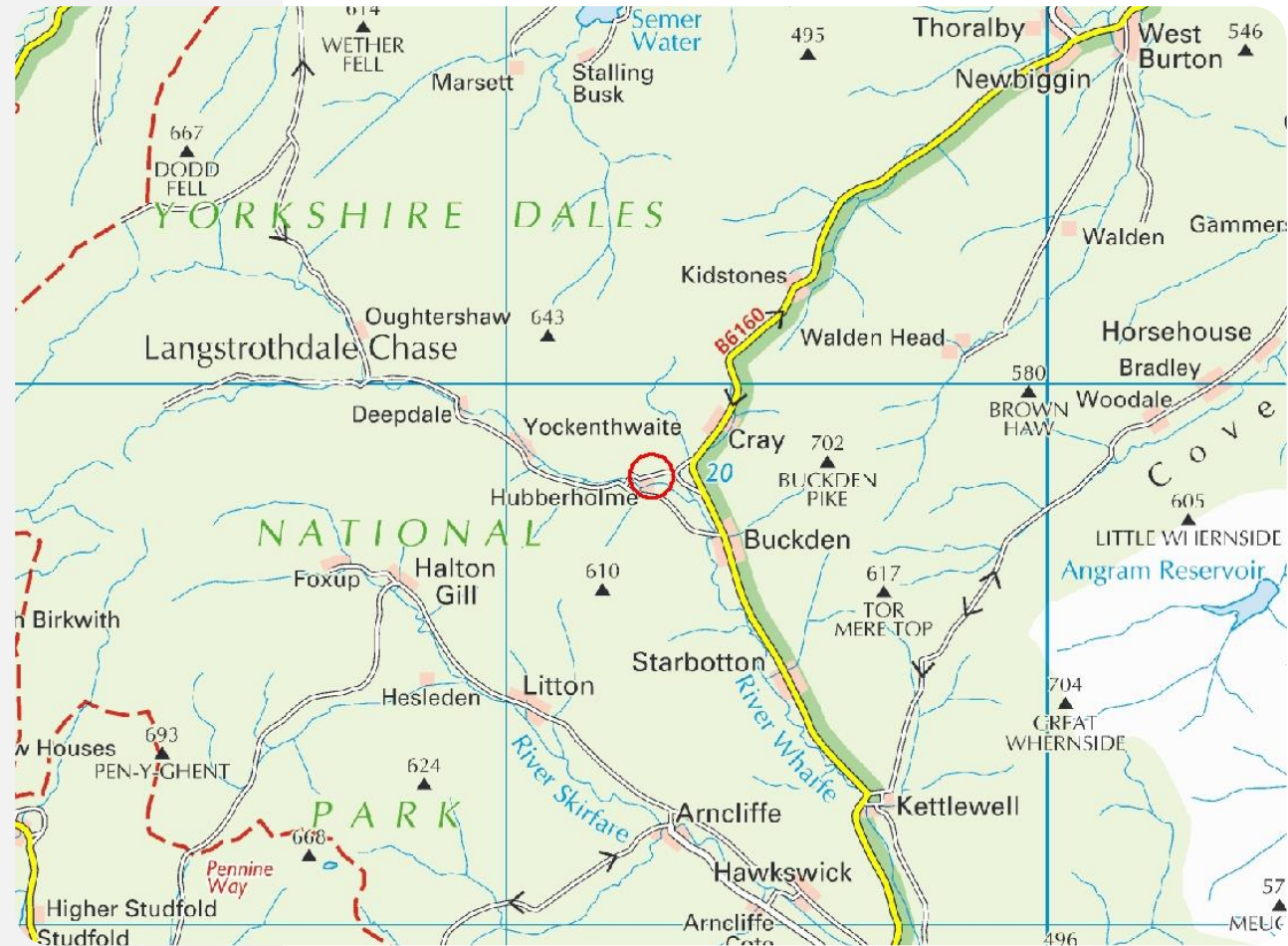
LOCATION

 Hubberholme, Near Skipton, North Yorkshire, BD23 5JE

Hubberholme is a quaint and picturesque village nestled in the Yorkshire Dales National Park. Known for its stunning natural beauty and tranquil ambiance, it offers a unique lifestyle and business opportunity. Hubberholme is accessible via the B6160 and A684, with connections to Skipton, Grassington, and Hawes.

The village's remote charm attracts tourists seeking a peaceful escape and a taste of rural England. The surrounding area is rich with outdoor activities and attractions, including hiking and cycling trails, the Dales Way, and cultural sites like the historic St. Michael and All Angels Church.

These attractions draw visitors throughout the year, ensuring a constant stream of potential customers.





DESCRIPTION

Welcome to The George Inn and Kirk Gill Cottage, a cherished and historic establishment located in the serene village of Hubberholme, North Yorkshire. This Grade II Listed inn offers an exceptional opportunity to own a renowned pub, restaurant and residential cottage set amidst breathtaking landscapes and steeped in tradition. The George Inn dates back to the 17th Century, featuring stunning architectural details such as exposed wooden beams, stone fireplaces, and period features that enhance its charm. Famous Yorkshire Novelist, playwright and broadcaster, J.B. Priestley, referred to Hubberholme in general and The George Inn in particular as 'One of the smallest and pleasantest places in the World'. Whilst maintaining its historic charm and widely considered to be in the top three of iconic Dales inns, The George Inn is equipped with modern amenities including a fully fitted kitchen, Wi-Fi, and the current owners made a massive environmental investment in biomass boiler generated heating and hot water throughout.



INTERNAL DETAILS

- Breakfast room with 14 covers
- Main bar area with 10 covers
- Restaurant area with 22 covers
- Commercial kitchen



LETTING ACCOMMODATION

There are eight letting rooms, six of which are en suite.

There is one single room and one double room (currently used as an office) that share a bathroom.







KIRK GILL COTTAGE OWNERS ACCOMMODATION

Attached to The George is Kirk Gill Cottage, a two-bedroom residential property valued at £352,000.

This has a triple aspect lounge on the ground floor, with far reaching views, and a kitchen.

To the first floor there are two bedrooms and the bathroom. The master bedroom is a triple aspect large room that could comfortably be made into one double and one large single bedroom, or two double bedrooms and make the property a three-bedroom cottage.









EXTERNAL DETAILS

A large Marquee to the rear of the property with an outside bar area. This can be fully covered if required, or the sides can all come down to make a large, outside under-cover area. There are seven outside power points providing power for eight heaters and eight tables which can seat up to an additional 48 guests.



THE CANDLE INN

History tells us that The George was at one time the vicarage for the nearby beautiful church of St Michael and All Angels and it was traditional for the vicar to keep a lighted candle in the window, so parishioners knew that they were welcome to call.

When in 1754 the building became The George, it was still owned by the Church and the tradition of lighting the candle whenever the pub is open continued.

The other part of this story is that every year on the first Monday after New Year's Day, there is a meeting of the Hubberholme Parliament at which an auction takes place for 16 acres of pasture-land just up the road from The George.

The auction is preceded by a short service of prayer in the Church and then, the assembled crowd watch as the candle in the pub is lit to mark the start of bidding.

It finishes when the candle extinguishes itself.

It is a wonderful and ancient tradition and is always a grand night with some musical accompaniment (provided by the vicar) and raises some very useful funds for the Poor Pasture Fund, traditionally used to help locals in need.



THE OPPORTUNITY

The George Inn presents a rare chance to acquire a well-established and beloved pub, with unique bespoke attached cottage in a prime location within the Yorkshire Dales.

Ideal for entrepreneurs or seasoned operators, this property offers the potential to build upon a strong existing business. The George Inn enjoys a wonderful reputation for its warm hospitality, excellent cuisine, and charming accommodation. It has a loyal customer base and consistently attracts visitors exploring the Yorkshire Dales.

Opportunities abound to enhance the business, such as expanding marketing efforts, hosting events and weddings, developing local partnerships, and further promoting the accommodation and dining services.

Embrace the opportunity to live and work in one of the most beautiful areas of the UK. The George Inn offers a harmonious blend of business and lifestyle, allowing you to enjoy the tranquillity of rural life while managing a successful enterprise.

STAFF

Currently the cottage is rented by the chef and partner. The owners do work in the business behind the scenes and front of house.



TRADING INFORMATION

Turnover year ending May 2024 -
£352,465 - 44% Food, 28% wet &
accommodation

Turnover year ending May 2023 -
£328,661

Turnover year ending May 2022 -
£346,448

TRADING HOURS

Monday - 4:00pm - 10:30pm

Tuesday - Closed

Wednesday - Sunday 12 noon -
10:30pm



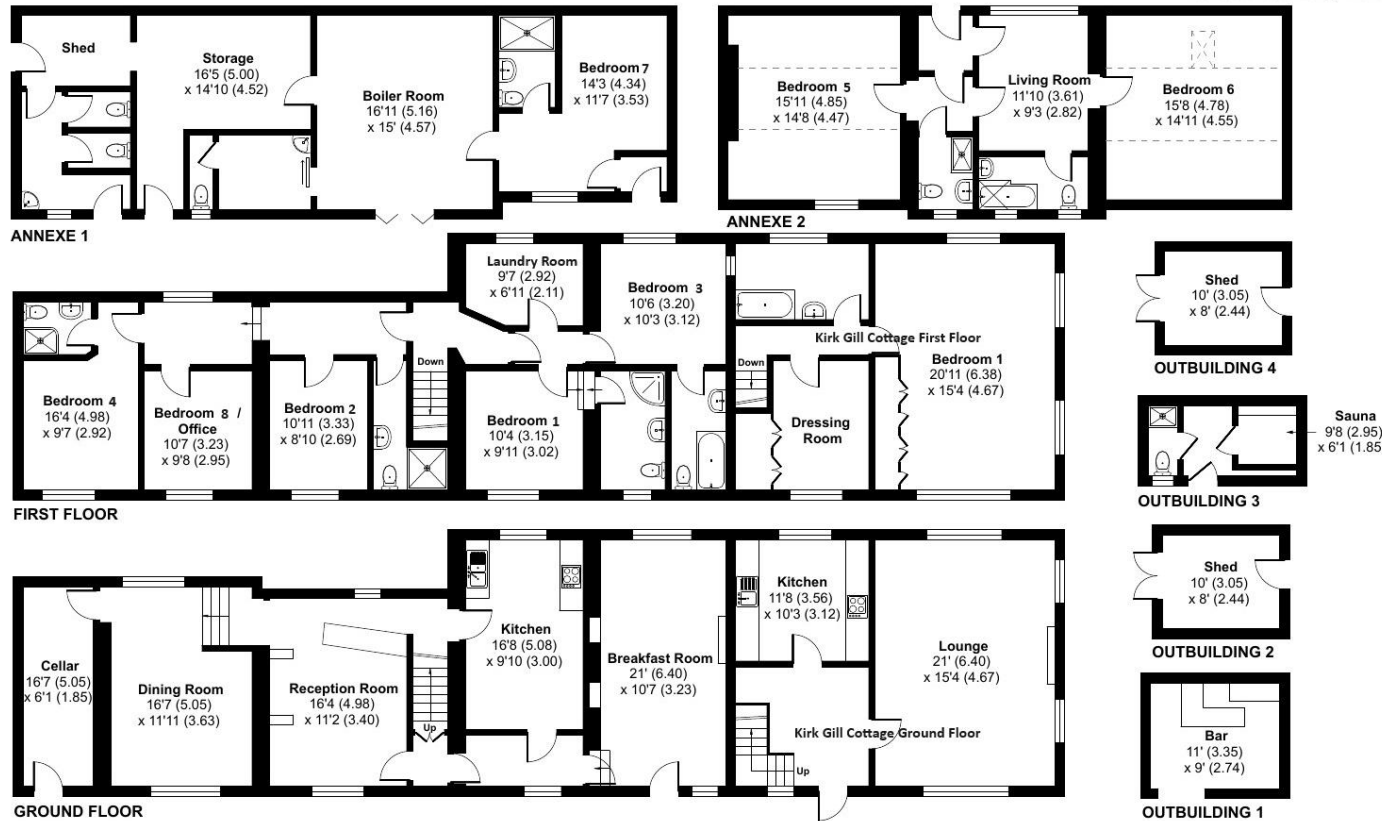
FLOOR PLAN



Denotes restricted head height

George Inn = 2206 sq ft / 205 sq m
 Kirk Gill Cottage = 1092 sq ft / 101.5 sq m
 Limited Use Area(s) = 301 sq ft / 27.9 sq m
 Annexe = 1335 sq ft / 124 sq m
 Outbuilding = 335 sq ft / 31.1 sq m
 Total = 5269 sq ft / 489.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1157983



CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



Alex Rex

Senior Business Agent

– Pubs & Restaurants

M: +44 (0) 7540 061 864

E alex.rex@christie.com

CONDITIONS OF Christie & Co

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co (2024).

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.

