

Freehold Opportunity

£2,250,000


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THE RUTLAND ARMS HOTEL

Imposing 17th century coaching inn style hotel, with detailed planning permission and listed building consent to create a 72 en-suite bedroom hotel, situated in a prime location on Newmarket High Street. Suitable for a number of other uses subject to any consents required.

Newmarket, Suffolk, on Cambridgeshire border.

 01502 532 028

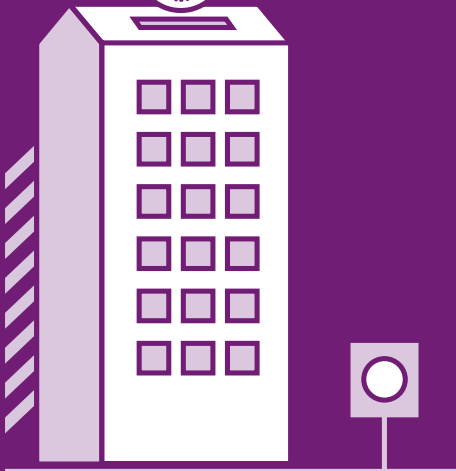
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COMMERCIAL



INVESTMENT SUMMARY

- 1.** Stunning Grade II listed, 17th century building situated in the heart of Newmarket.
- 2.** Planning permission granted for 72 en-suite bedroom hotel, part refurbishment of existing building and part new build.
- 3.** Property has been fully stripped back, ready for work to begin.
- 4.** Land acquired to rear of hotel for the development of a new building, comprising of 44 en-suite bedrooms, with 28 remaining in the existing building.
- 5.** The hotel will also include 4 meeting rooms, a large open plan bar, stunning courtyard terrace, high-end restaurant with up to 140 covers, meeting and events facilities to cater for up to 120 people, as well as top of the range commercial kitchen, linen store, staff changing facilities and more.
- 6.** Freehold available, with unconditional offers in excess of £2,250,000 expected.



DESCRIPTION



Paul Hubbard Commercial are delighted to present one of the most iconic properties Newmarket has to offer, The Rutland Arms Hotel.

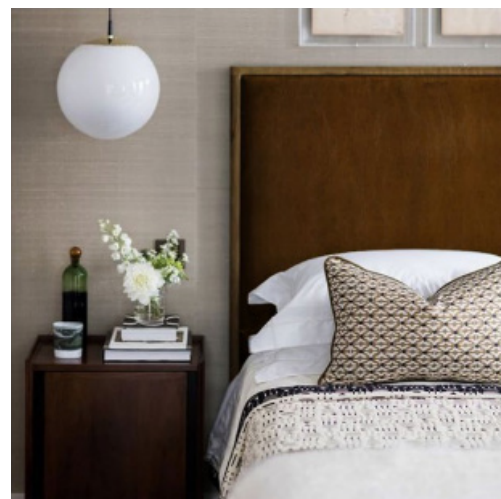
The Rutland Arms Hotel is a Grade II listed property which exudes a sense of history and charm. It is housed in a beautiful Georgian building that has retained many of its original architectural features, giving guests a taste of the town's rich heritage.

The hotel has a rich history going back to the 17th century, when it operated as a coaching inn under the name "Ram Inn". There are reminders of this period all across the site, from the beautiful cobbled courtyard at the heart of the property, to the original entrance where horse and cart would have entered into the premises.

The property was first commissioned as a hotel by the fifth Duke of Rutland in 1815, and it has remained as such for the 200+ years since then.

The current owners purchased the hotel in 2018 as a 3-star hotel boasting 46 rooms, a restaurant, a cheese and wine bar, a courtyard terrace and conference and event facilities, with a view to expanding and improving the site to cater for more guests. Sadly the owners are no longer in a position to take the project forward, so are seeking a buyer to bring their hard work and plans to fruition.

In summary, the Rutland Arms Hotel is a historic and charming establishment that will combine traditional elegance with modern comfort. Its association with the world of horse racing makes it a unique and popular choice for visitors to this equestrian hub in England. Whether you're a racing enthusiast or simply looking for a charming and comfortable place to stay, the Rutland Arms Hotel will offer a memorable experience.



* All images above are artistic impressions

PLANNING PERMISSION

Planning permission has been granted to develop a 72 en-suite bedroom boutique hotel, which would also include 4 meetings rooms, an open plan bar area with multiple private lounges, a restaurant with capacity for up to 140 covers and a beautiful courtyard terrace where guests can enjoy food or drinks.

The event and conference facilities will be able to cater for up to 120 guests, and could be hired for a range of functions including weddings, corporate functions, birthdays, private dining experiences and much more.

The property will include a high end, spacious commercial kitchen, offices, staff canteen and changing facilities, linen stores, plant rooms, goods and services intake and a new loading bay on Palace Street.

There will be a private car park for up to 17 vehicles, and the project will be part refurbishment of the existing building, as well as part new build on the land adjacent which has been purchased by the current owners.

The original part of the building will include 28 en-suite bedrooms and the bar and restaurant facilities, and the new

build element will comprise of an additional 44 en-suite bedrooms, bringing the total to 72.

All bedrooms will be air conditioned and finished to the highest standard possible. Fabrics, furnishings and materials for each room have already been chosen by the current owners, however the new owners might choose to take it in a different direction depending on their requirements.

The interior of the property has been completely stripped back, ready for work to start as soon as a sale is complete. The owners have invested heavily to put together a complete design package and plans which truly embrace the rich history of the building, keeping as many original features as possible and making them focal points of the property, whilst also embracing more contemporary ideas throughout to create a well-balanced and unique experience for all of their guests.

All documentation relating to the property including architectural floorplans, 5 year financial projections, M&E specification, Design & Access Statement, civil and structural engineers designs are all available to view upon request.





POTENTIAL

The Rutland Arms Hotel has a towering presence on Newmarket's High Street, so its location alone presents a huge amount of commercial opportunity for the new owners.

Newmarket is known as the "Home of Horseracing," attracting racing enthusiasts and tourists from around the world. Over 340,000 people visit Newmarket to attend races throughout the year, offering huge potential to local hospitality businesses to help cater for their often-expensive needs.

Newmarket has a rich history, with attractions like the National Horseracing Museum and Palace House. These cultural sites can attract history buffs and tourists interested in the town's heritage, bringing more money into the local economy.

Newmarket's positioning within East Anglia is another plus point. It is just 21 km to the historic city of Cambridge, but also easily accessible from London via train and neighbouring counties via the well-connected A roads nearby.

Projected Trading Performance

| Year | Net Turnover | Operating Profit |
|------|--------------|------------------|
| 1 | £3,208,262 | £766,361 |
| 2 | £3,859,941 | £960,367 |
| 3 | £4,379,278 | £1,023,556 |
| 4 | £5,004,889 | £1,184,374 |
| 5 | £5,774,872 | £1,499,690 |







* Artists impression







RATES

Business rates payable are

TBC

For guidance on business rates, please contact West Suffolk Council for more information.

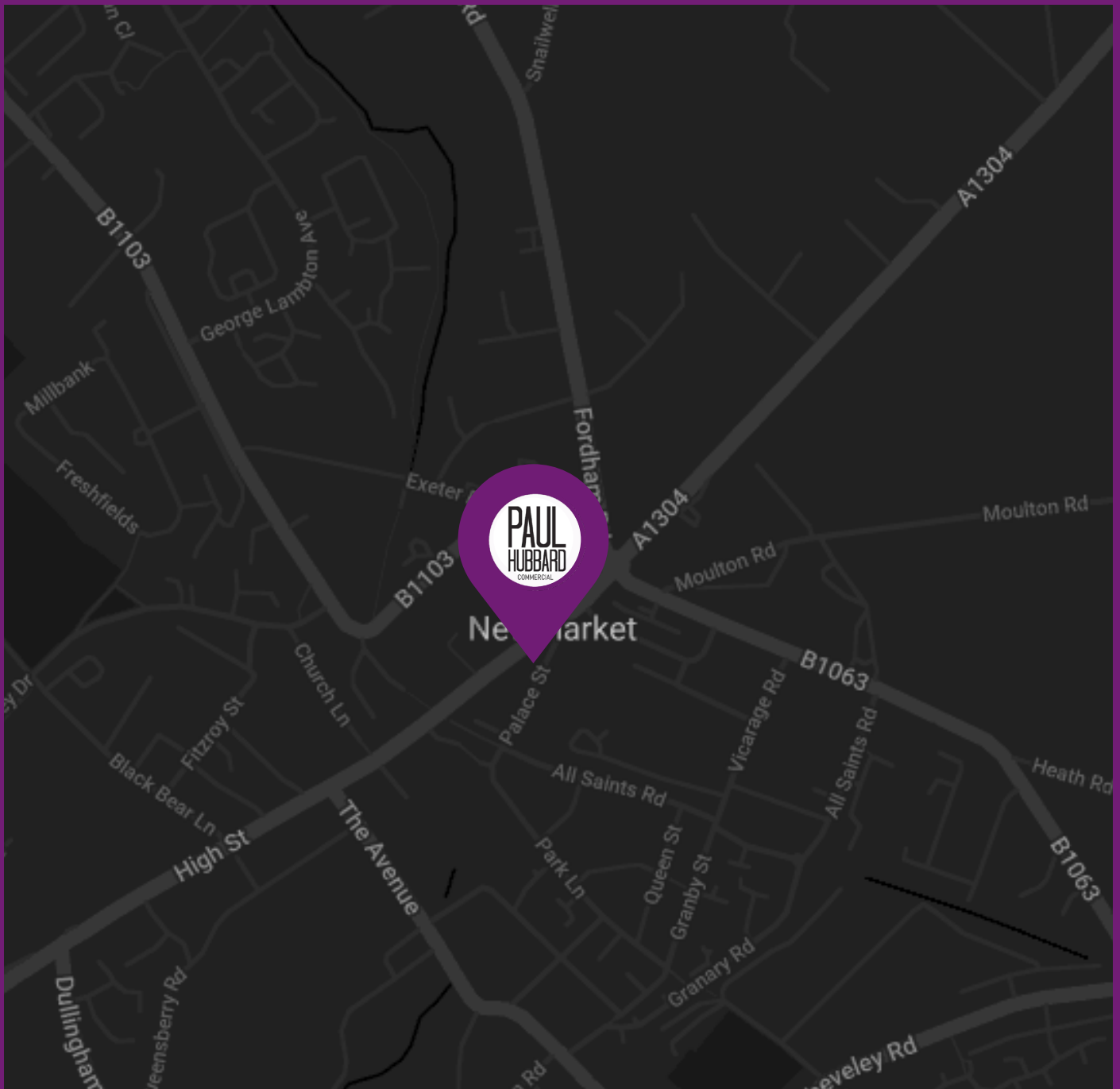


LOCATION



Rutland Arms Hotel
33 High Street
Newmarket
CB8 8NB

Newmarket, nestled in the picturesque countryside of Suffolk, England, is an iconic market town celebrated as the “Home of Horseracing.” Its historic charm is evident in its Tudor-style architecture, cobbled streets, and bustling market square. The town boasts world-renowned equine breeding and training facilities and two Racecourses, the Rowley Mile and the July Course, making it a pilgrimage site for racing enthusiasts. Cultural attractions, including the National Horseracing Museum and Kings Theatre, add depth to its character, while its proximity to Cambridge and accessible countryside make it an ideal destination for history buffs, nature lovers, and those seeking a quintessential English experience.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

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WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

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No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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