

FOR SALE .—



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Pastures Lodge & Hotel

Pastures Lane, Mexborough, South Yorkshire, S64 0JJ

Freehold: Offers in the region of £2,750,000

Opportunity Highlights

- Established fully licensed pub, restaurant and function venue
- Separate hotel with 60 en suite bedrooms
- Part of 'Best Western Plus' group
- Licensed from 10am-2am every day
- Popular with business and leisure travelers
- Licensed for civil ceremonies
- Extensive 4.266 acre site
- Conference/ wedding facilities
- Large car park with 175 spaces
- Terraced outdoor space and beer garden
- T/O in excess of £4.5m (net of VAT)

Location

The Pastures Lodge & Hotel is located in a semi-rural setting near the River Dean on the edge of the market town of Mexborough, which has a population of 15,000+. Mexborough is situated seven miles South West of Doncaster, six miles North East of Rotherham & Sheffield and ten miles South East of Barnsley in South Yorkshire.

Property description

The business operates from two buildings standing in 4.2 acres and were constructed around the year 2000. The Pastures Lodge is an extensive, two and single storey pub & restaurant of stone elevations beneath pitched tiled and flat roofs. With a ground floor footprint of over 20,000 sq ft, the Pastures Lodge has over 400 covers and offers a relaxed, family-focused dining experience. The pub is divided between an adults only area, c. 200 covers; and a family dining area with c. 270 covers. Ali Bongos Indoor Play area is located off the family dining area, with 50 covers, extensive play equipment and access to an enclosed lawned garden, providing a fully equipped indoor play space.

The Stuart Suite, a large, dedicated, self-contained function room is located within the Lodge and is ideal for weddings, conferences, and gala events. Boasting its own reception foyer and modern facilities, Wi-Fi, PA system, projector, air conditioning, and screens. Licensed for civil ceremonies and tailored to significant occasions.

The Lodge also benefits from extensive commercial kitchen facilities with wash-up area, walk-in fridge and freezers, separate function room kitchen, dry store, large ground floor cellar, staff W.C.s and office.

The Lodge has managers' accommodation over the first floor, which comprises three bedrooms (master with ensuite), large lounge, kitchen/ dining room, family bathroom and utility room.

Pastures Hotel

Located in a separate, purpose built, two storey stone-built property, Pastures Hotel boast 60 well-appointed and spacious en-suite letting bedrooms. The front entrance has a reception and an office to the rear of the reception desk. The bedrooms are a mixture of cosy standard rooms, spacious family rooms, executive rooms and suite rooms

Reeds restaurant is a restaurant-function space located within the hotel, just off the reception. Reeds is a bright, contemporary room that seats c. 100; with bar and breakfast serveries, and commercial kitchen with dry store and fridge-freezer store. Reeds has AV facilities, a PA system, and adaptable lighting, and is popular venue for weddings, private dinners, or corporate events.

The Castle Suite is situated on the first floor at the Pastures Hotel, above the Reeds Restaurant, and is a mid-sized conference-meeting room venue for up to 100 guests. To the exterior, the Pastures Lodge and Hotel sits in an extensive plot of 4.266 acres, with an extensive 175 space car park in between the two venues.

Trading

Net sales are on average running at £90,000 per week, with 50% from food and 25% from room sales. The gross profit margin is c. 70% overall.

Price

Our client is seeking a swift sale following reorganization within the company so The Pastures Lodge represents an opportunity to secure a premium venue at a competitive price.

Rates & Charges

Current rateable value (from 1 April 2023) of Pastures Hotel has been assessed at £72,000 The rateable value of the Pastures Lodge is £212,000

Fixtures & Fittings

All trade fixtures and fittings are included in the sale with the exception of the EPOS system which is linked to our clients head office and will be removed on completion.

Measurements

The total size area is approximately 4.266 acres. The ground floor footprint (GEA) of Pastures Lodge extends to 20,355 sqft. And Pastures Hotel to 14,571 sqft. Measurements are taken from digital mapping and approximate.



For more information, please get in touch:

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