



The White Lion Inn

Ref: 5455517

Cray, Skipton, BD23 5JB

Freehold: £495,000 + VAT

Well renowned and established pub with rooms

Cosy Traditional Bar and Dining Area

9 Luxury Ensuite Rooms with scope to increase

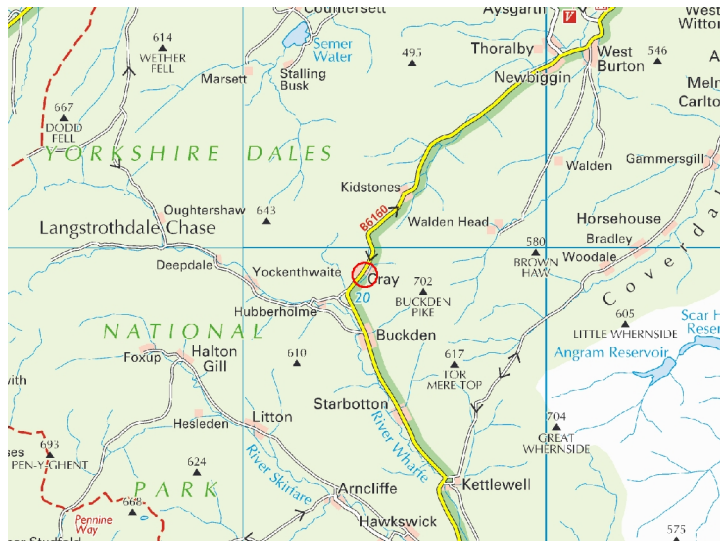
Immaculately Presented Throughout

Free of Brewery Tie

Yorkshire Dales National Park setting. Energy Rating D



The current owner has done a fantastic job with the renovation of the building, restoring its traditional form with original beams, open log fire and stone flagged floors. The White Lion Inn was vacant prior to the current owner taking over just short of 10 years ago and has created a fantastic experience for all their customers, down to its impeccable views/rooms and its fine dining which boasts 4.9 ratings out of 5.



Location

The White Lion Inn is nestled beneath Buckden Pike in splendid Upper Wharfedale, the heart of the beautiful Yorkshire Dales National Park.

Cray is a hamlet on the B6160 located above Buckden. The area is extremely popular with walkers and tourists with the famous Cray Waterfalls within view of the property. Grassington, Aysgarth Falls and Richmond Castle are all close by, as are the thriving market towns of Skipton, Hawes and Leyburn.

The Opportunity

An extremely well established business which is a unique chance for either an experienced operator to add to their portfolio, or a buyer who is looking to relocate for a lifestyle change.

This is a fabulous turnkey business opportunity which benefits from a well established and highly regarded reputation throughout the area, with potential to grow and take further.

Our client has decided to sell to move on to pastures new and is relocating.

Internal Details

The former drovers hostelry has a wonderful ambience throughout and is tastefully refurbished to include a generous sized bar and seating area with original open fireplace, currently with approximately 25 covers, but with the potential for more. Plus a snug/small dining room off to one side with log burning stove.

A large and spacious commercial kitchen with walk in fridge is positioned just off the main bar area.

There are nine luxury ensuite letting rooms with scope to add to these, with two additional bedrooms and a house bathroom currently used privately, plus the potential conversion of existing outbuildings, currently used as staff facilities.

The property has mains electric with diesel back up generator, private water supply and septic tank.



Trading Hours

Currently the trading hours are only:

Wednesday to Sunday
12.00pm to 10:30pm

Tenure

Freehold at a price of £495,000 + VAT - the premises is currently let to a tenant operator, whom will vacate on 30.12.2023 and so we are offering it for sale with vacant possession.



Letting Accommodation
The nine immaculately presented bedrooms are currently operated as a mixture of king sized rooms, double rooms and a twin room. All have ensuite shower facilities.



Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.



Owner's Accommodation

There is a self-contained one bedroomed flat on the ground floor with small kitchen, living room and bathroom with WC.

External Details

- Adequate parking opposite. All within sight of the property
- A small cottage adjacent, prepared for refurbishment
- Staff ensuite bedroom
- Laundry and storage room with bedroom and bathroom
- Private lawned garden

There is also outside river view seating.

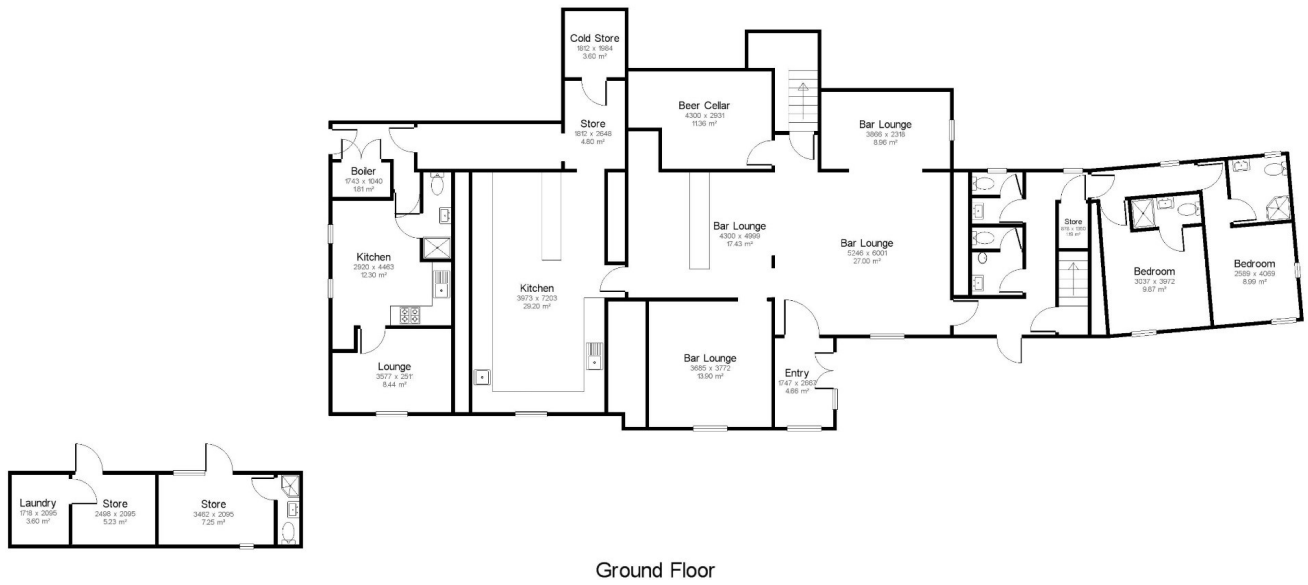
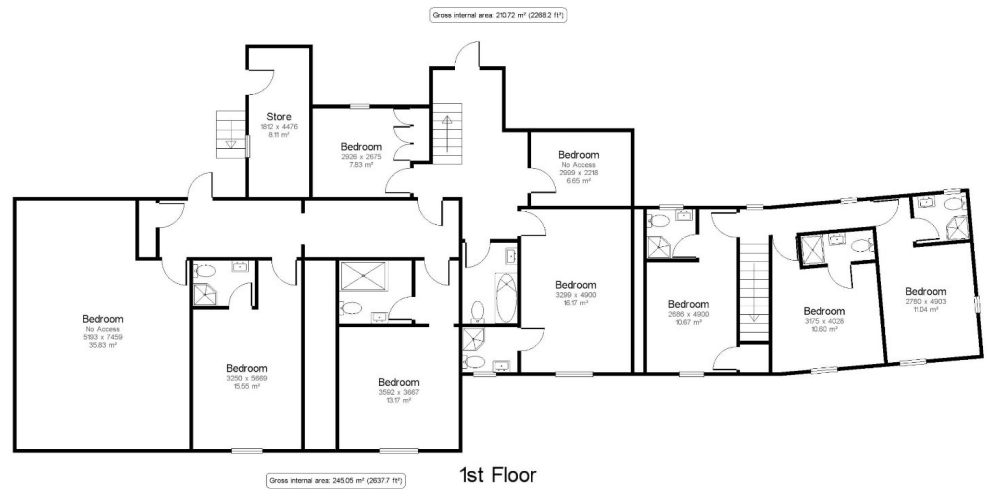
Regulatory

Premises Licence

Business Rates

The Rateable Value as of 1 April 2023 is £16,600. Confirmation of actual business rates payable should be obtained from the local Authority.





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. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

David Cash

Regional Director (North) - Pubs & Restaurants

M:+44 7736 621 023

E:david.cash@christie.com

Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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