



The Fox Hall Inn

*Ravensworth
Richmond
DL11 7PW*

*Leasehold: £15,000
Annual Rent: £40,000 + VAT*

Ref: 6450541

KEY HIGHLIGHTS

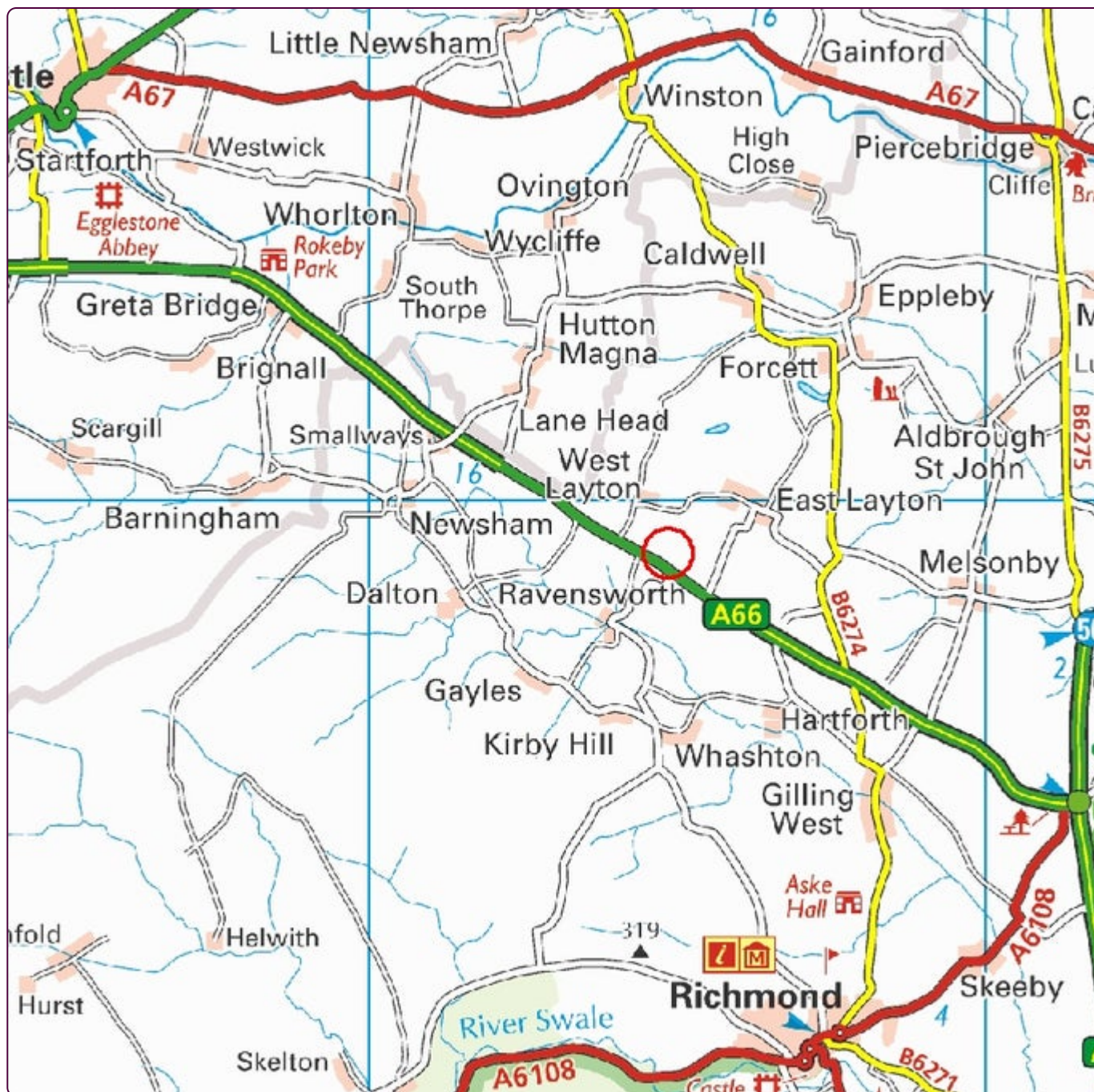
- Roadside Position on A66
- 11 Immaculate En suite Letting Bedrooms
- Large Car Park with c.40 spaces
- Longstanding Customer Loyalty
- Total size c.4.7 acres Rent £40,000 + VAT
- New Lease to be Negotiated EPC Rating E

LOCATION

The Fox Hall Inn occupies a prominent main road position adjacent to the A66 connecting Scotch Corner (A1(M) Junction 53) and Penrith, the gateway to the Lake District.

The pub is surrounded by a number of affluent and desirable villages, many of which have a number of holiday homes/B&B's

There is also a caravan park within 10 minutes walk (one minute's drive) providing a captive audience for food and beverage sales.





DESCRIPTION

The Fox Hall Inn is a brilliant example of a country pub restaurant with beautifully appointed ensuite letting bedrooms. Set in the beautiful Yorkshire Dales, the Fox Hall Inn provides a traditional country pub dining experience with luxury, overnight accommodation.

The restaurant and several rooms have stunning pastoral views over Holmedale towards Richmond and Swaledale.

Situated on a major arterial and tourist route historically, it has been very well used by commuters and holidaymakers alike.

THE OPPORTUNITY

The Fox Hall Inn presents an excellent opportunity for an owner operator to take on a business which benefits from security of income via food, beverage and accommodation.

The Fox Hall Inn's location on a main road, adjacent to the A66 connecting Scotch Corner (A1(M) Junction 53) and Penrith, the gateway to the Lake District, means it is well supported by local customers as well as tourist trade.

INTERNAL DETAILS

The property is in immaculate condition throughout, with the downstairs being refurbished in April/May 2019 and the upstairs in 2018, to an excellent standard.

The integral fixtures & fittings remain in situ (bar, booth seating, kitchen equipment etc) and owned by the Landlord. An inventory of loose loose fixtures & fittings will be provided by the exiting tenant.

The ground floor trade space is compartmentalised into four main areas:

Bar

Restaurant

Snug

Dining Room

FIXTURES & FITTINGS

The Landlords will retain ownership of the majority of fixtures, fittings and equipment currently in the property, with the incoming tenant being responsible for the repair, maintenance and replacement.





PLANNING PERMISSIONS

The Landlord and previous tenants have considered applying for planning permission for Glamping Pods/Shepherd's Huts or similar in the fields to the rear.

There is also potential (STPP) to utilise the fields for other income generating uses, i.e. erection of a marquee to host events such as weddings and food festivals etc.



TENURE

The Landlord is looking to enter into a new, free of tie lease to an experienced operator at a commencing rent of c. £40,000 per annum.

Lease length and other terms are to be negotiated.

TRADING HOURS

Wednesday to Sunday
12.00noon until late

STAFF

The business is currently operated with a team of staff.
Further details can be provided on request.

TRADING INFORMATION

Trading Profit & Loss Accounts will be provided to seriously
interested parties after a formal viewing.

REGULATORY

Premises License



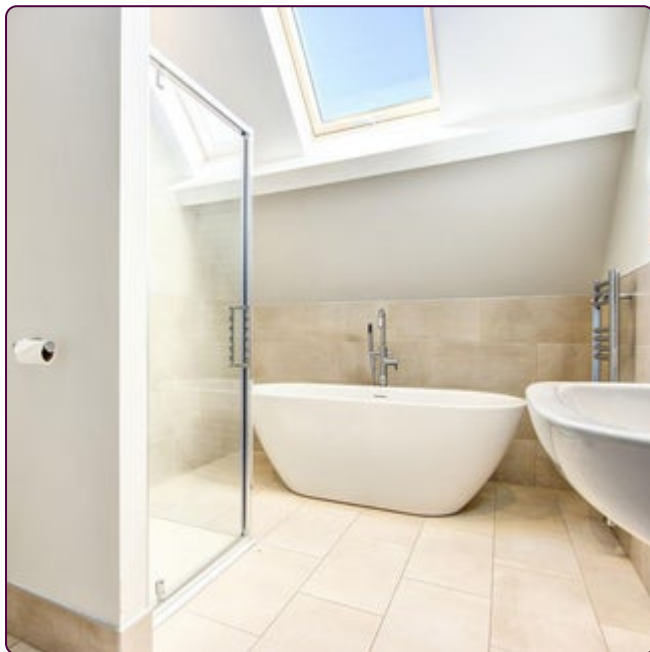


LETTING ACCOMMODATION

At first floor level there are eight beautifully appointed letting bedrooms with a further three on the second floor. Most of the bedrooms enjoy spectacular views over the rolling countryside and all are finished to an impeccable standard with excellent quality furniture, fixtures and fittings.

OWNER'S ACCOMMODATION

Whilst there is no staff/owners' accommodation at present, it would be relatively straight forward to reconfigure some of the letting accommodation to create suitable living accommodation.



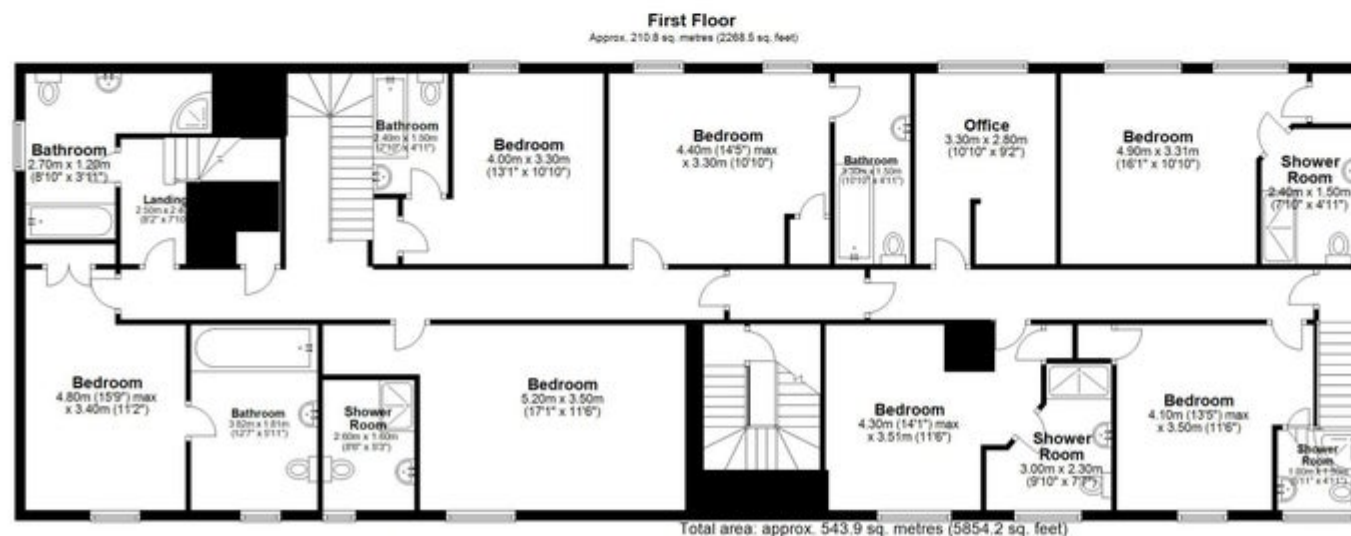
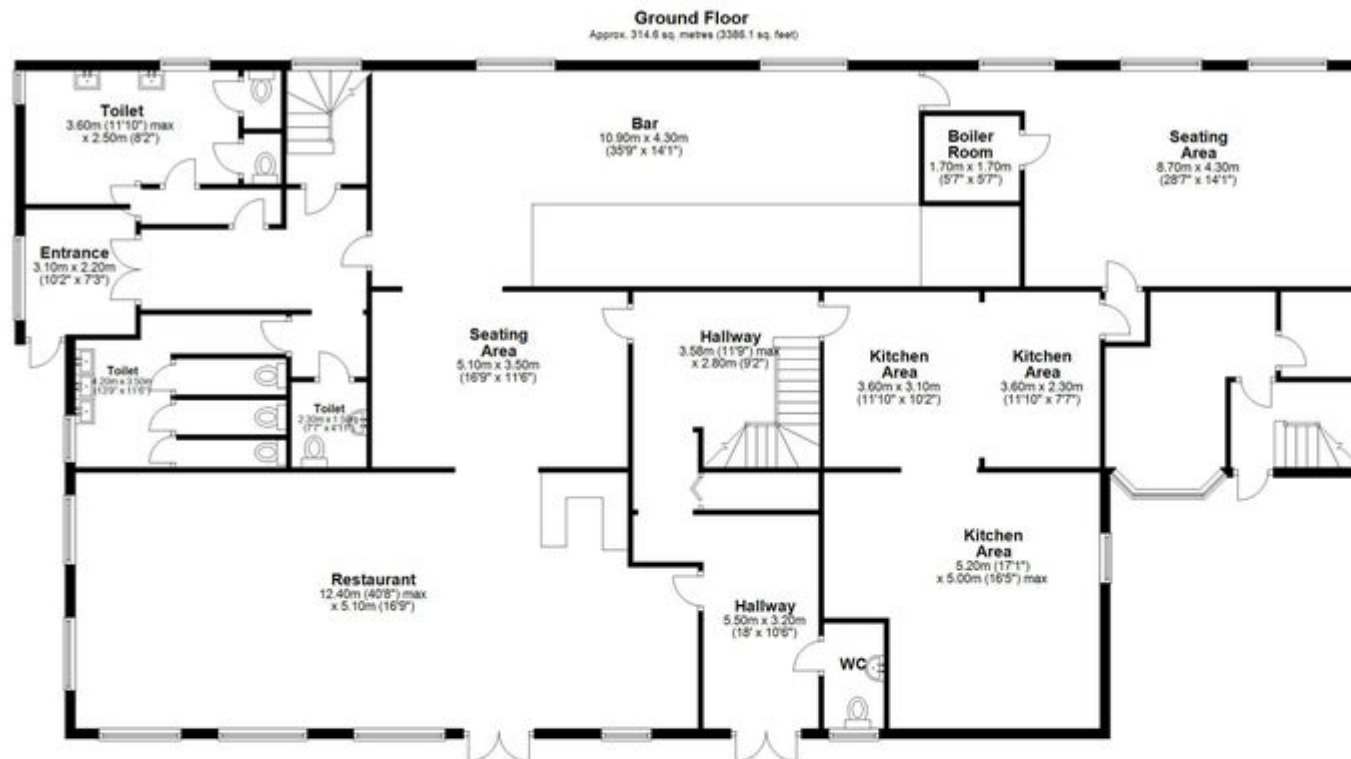
EXTERNAL DETAILS

The pub benefits from a large car park with c.40 spaces.

To the rear is a large flagged terrace with stunning views over the neighbouring fields and beyond.

The total site area extends to c.4.7 acres.





Total area: approx. 543.9 sq. metres (5854.2 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements walls, doors, windows, fittings and appliances, sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent PRODUCED BY TIFTSBOX
Plan produced using PlanUp

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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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CONDITIONS OF SALE

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