The George and Dragon

Main Street, Dent
Sedbergh
LA10 5QL

Freehold: £295,000

Ref: 6450518

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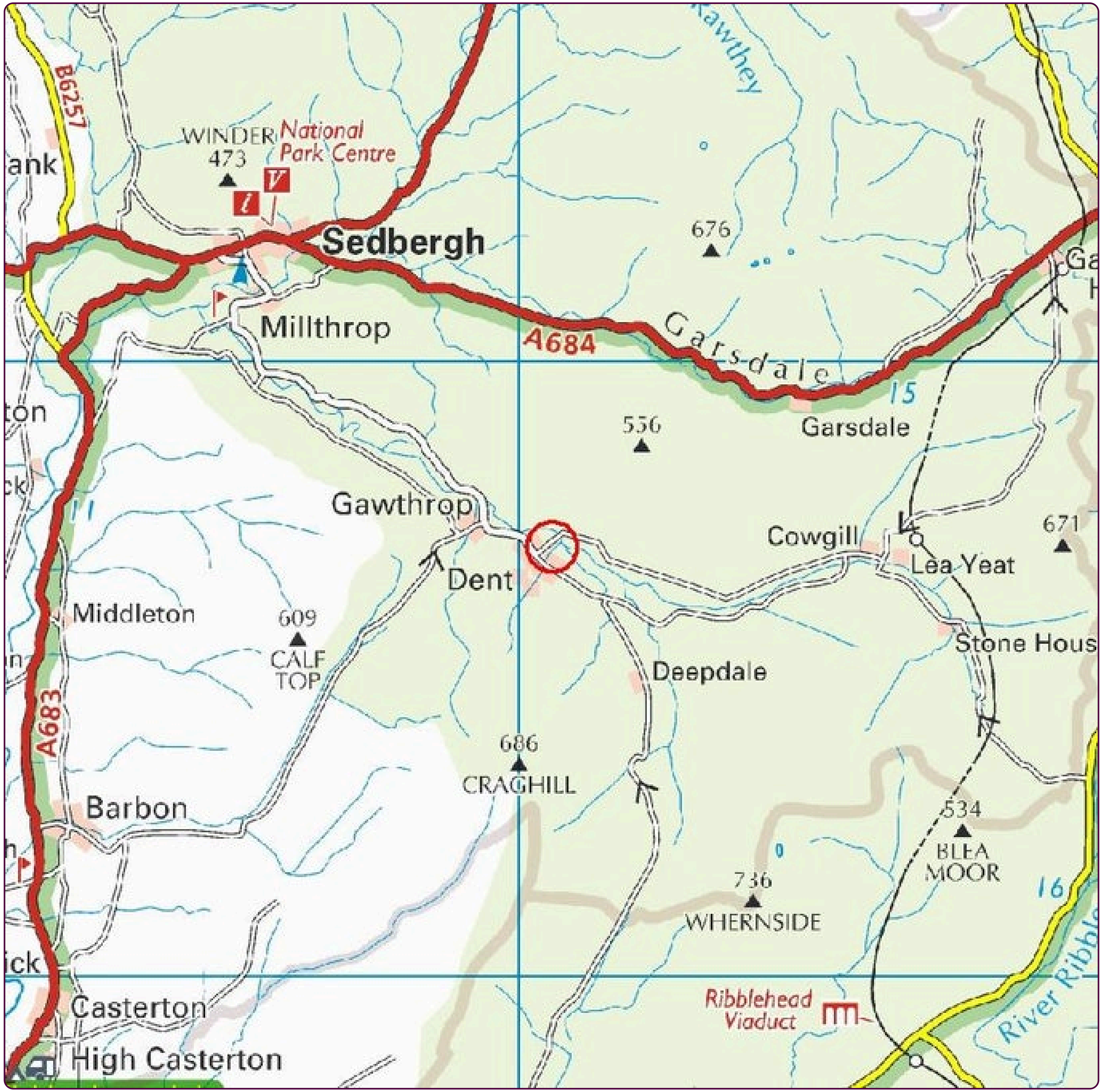
KEY HIGHLIGHTS

- Well Established Business
- Popular with tourists and local community
- Central Yorkshire Dales village location
- Turnover YE26 c.£330k
- Car park included in Title
- Fully Licensed - EPC Rating C

LOCATION

The George and Dragon Hotel is located in the quaint village of Dent, Cumbria. Despite lying within the county of Cumbria, the village also lies within the Yorkshire Dales National Park on the Dales Way, a popular 80 mile walk from Ilkley to Bowness-on-Windermere.

The market town of Sedbergh is four miles north west, Kirkby Lonsdale is eight miles south west, junction 37 of the M6 is 10 miles north west and Ribblehead Viaduct (the start of the Yorkshire Three Peaks) is eight miles south east.



DESCRIPTION

The George and Dragon is a traditional pub, restaurant and hotel. Located in the centre of the village, on the cobbled Main Street, it is a firm favourite of both locals tourists and walkers to the area.

This Grade II Listed corner-terrace coaching inn, constructed out of stone, comprises of a three storey (plus basement) building with a pitched slate roof. Presented in a traditional style throughout and having under gone recent refurbishment to the guest bedrooms, The George and Dragon has a long history of trading as a public house/coaching inn. It trades as a freehouse and has historical links with Dent Brewery (further information available on request).

THE OPPORTUNITY

The George and Dragon presents an excellent opportunity for an owner operator to purchase a well established pub, restaurant and hotel. Ideally located within the Yorkshire Dales National Park, and 4* reviews on TripAdvisor, the hotel is a firm favourite with walkers and visitors to Dent, one of the quaintest and prettiest villages in the Yorkshire Dales.

A buyer may wish to operate along the same lines as the current owner. Alternatively, an experienced operator with multiple sites, could expand the current offer and look to run as a managed house, or an investor may look to purchase the premises and let it to an operator.

GROUND FLOOR

The entrance from main street leads into a corridor that provides access into a bar on the left and a lounge/restaurant area to the rear. Both rooms share a central bar servery which has feature timber panelling.

The bar area is presented in a traditional style and has various characterful features including original fireplace. Upon entering there is a seating area with c.24 covers, this then leads into a games room (c.13 covers) with pool table, darts throw and AWP machine.

The lounge area is split level, with casual seating to the top (20 covers) and formal dining to the bottom (40 covers). Overall, there are 60 covers. Again, there are various characterful features, including exposed stone wall, fireplaces and beams. There is also a small reception station for the accommodation guests.

There are two sets of ladies' and gent's toilet facilities servicing both sides of the trading area.

OTHER FLOORS

At basement level there is a commercial kitchen with stainless steel fixture and fittings and walk-in chiller/freezer. Adjacent to this there are various storage areas that lead into the beer cellar. There is also access to the courtyard which houses a wood store and a boiler room.

FIXTURES & FITTINGS

The George and Dragon is offered for sale as a fully fitted pub, restaurant and hotel.

Fixtures and fittings are included in the sale (excluding those personal to the Seller) subject to an inventory.

LETTING ACCOMMODATION

On the upper levels there are 10 ensuite guest bedrooms which include seven doubles/twins, one single and two-family rooms. All the rooms are well presented in a traditional style and have tea & coffee facilities, televisions and the usual fitted/freestanding furniture.

Ancillary accommodation at this level includes laundry stores and entrance to a manager's flat.

OWNER'S ACCOMMODATION

The recently renovated manager's flat comprises of one bedroom, lounge, office, kitchen, and bathroom.

EXTERNAL DETAILS

The property is on a sloping plot. To the rear the basement level leads out to ground floor level, with access to a small courtyard area. From the courtyard there are various outdoor stores.

Detached from the hotel and on the opposite side of Main Street is a small car park. The car park is rough gravel/cobbles and can accommodate circa 10 cars.

The property has no external trading area.

TITLE PLAN

The property occupies two plots of land which both fall under the Title Number CU35539.

The hotel occupies the plot to the east of Main Street which extends to approximately 0.0259 ha (0.0641 acres).

The car park occupies the plot to the west of Main Street which extends to approximately 0.0386 ha (0.0954 acres).

TRADING INFORMATION

Trading Profit & Loss Accounts will be provided to seriously interested parties on request.

TRADING HOURS

Restaurant:

Monday and Thursday to Saturday 4.00pm-9.00pm
Sunday:12.00pm-7.00pm

Bar:

Monday, Thursday & Friday: 4.00pm - close
Saturday: 12.00pm - close
Sunday: 12.00pm - close

Closed
Tuesday and Wednesday

BUSINESS RATES

The Rateable Value as of 1 April 2023 will be £13,750. Confirmation of actual rates payable can be obtained from the local Authority.

REGULATORY

Premises License

Games Room
Bar Lounge
Bar Servery
Flat Access
No Access
Bar Lounge
Ground Floor
Bedroom
Bedroom
Bedroom
Bedroom
Store
Linen
2nd Floor
Store
Store
Laundry
Beer Cellar
Beer Cellar
Store
Kitchen
Wash Up Area
Restaurant
Lower Ground Floor
Bedroom
Store
No Access
Bedroom
Store
Bedroom
Bedroom
Bedroom
1st Floor

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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