



The Fox Hall Inn

Ref: 5455515

Ravensworth, Richmond, DL11 7PW

Leasehold: Nil Premium, Annual Rent: £40,000 per annum

Large Pub & Restaurant

Roadside position on A66

11 Immaculate Ensuite Letting Bedrooms

Large Car Park with c.40 spaces

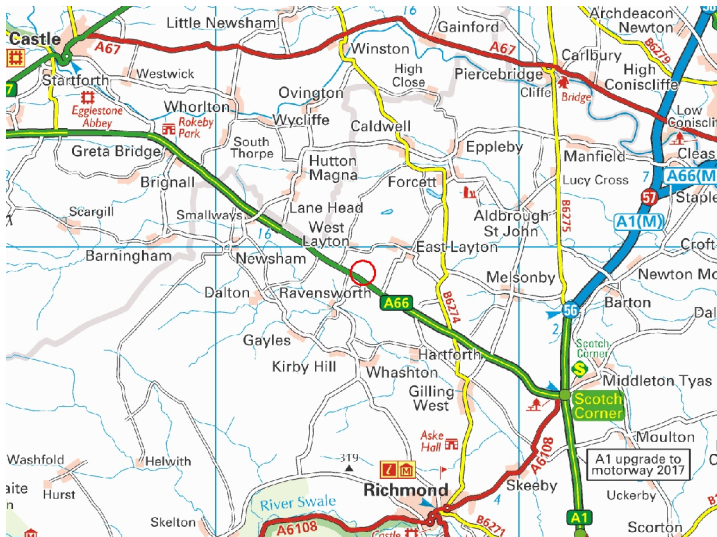
Total size c.4.7 acres

Rent £40,000 per annum. EPC Rating E



The Fox Hall Inn is a brilliant example of a country pub restaurant with beautifully appointed ensuite letting bedrooms.

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



Location

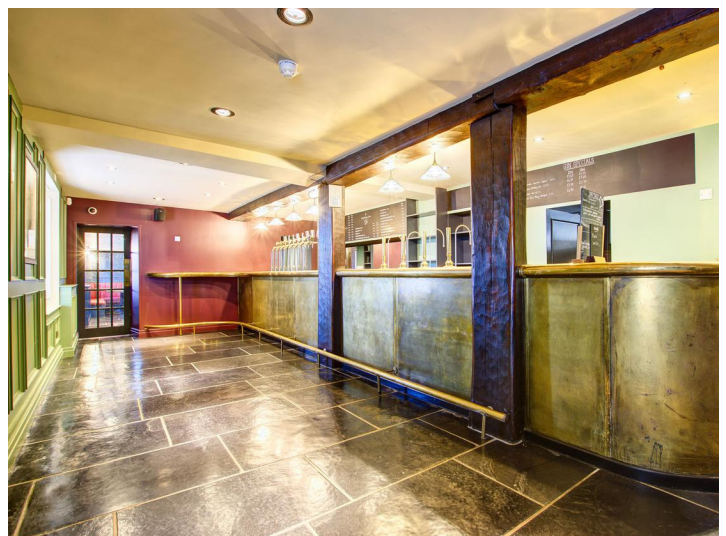
The Fox Hall Inn occupies a prominent main road position adjacent to the A66 connecting Scotch Corner (A1(M) Junction 53) and Penrith, the gateway to the Lake District.

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 drive) providing a captive audience for food and beverage sales.

The Opportunity

Having fallen vacant due to the previous tenants desire to focus on other business interests, The Fox Hall Inn presents a fantastic opportunity for an experienced hospitality operator to re-establish the business and make it the success it once was.





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) but any incoming tenant will need to reintroduce their own loose fixtures & fittings.

The ground floor trade space is compartmentalised into four main areas - bar, restaurant, snug and private dining room.



Letting Accommodation

At first floor level 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 & 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.

Fixtures & Fittings

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

Regulatory

Premises License

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.

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.

Business Rates

The Rateable Value as per the April 2023 list is £25,000. Confirmation of actual rates payable should be sought 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
Part of the Christie & Co Network

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.



CHRISTIE INSURANCE
Part of the Christie & Co Network

For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. July 2024