

FOR SALE

THE MOUNT HOTEL

56 YORKERSGATE, MALTON, YO17 7AB

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

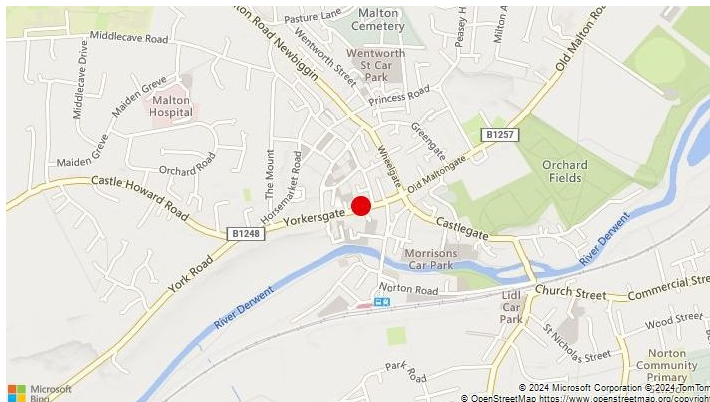
Price - £295,000 Leasehold Business for sale

For the lease, business goodwill, fixtures and fittings, plus stock at valuation

Hotel/B&B

Property Features

- Substantial hotel to Malton Town Centre with lounge bar, dining room/function room, locals bar
- Re-constituted net profits of over £100,000 per year.
- 13 letting bedrooms, all ensuite, plus staff flat
- Outdoor terrace with seating
- Car park
- Main road location



Enquiries

Barry Crux & Company

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Location

The hotel is situated in a prominent position on Yorkersgate, one of the main arterial roads into the North Yorkshire market town of Malton.

Description

BUSINESS FOR SALE and the lease of the property.

The Mount Hotel is a substantial four storey period property. The property and business provides two separate bar areas. In addition, there are 13 well-appointed bedrooms as well as manager's sleeping accommodation. Externally, the property provides ample parking and two separate terraces/beer gardens.

The property has traded as a hotel for many years and has been trading in its current format by the current owners since 2017. The hotel is popular with tourists visiting Malton and the wider area and Will's Bar to be a popular destination for locals.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice:

LOWER GROUND FLOOR (WILL'S BAR)

Bar Area: 10.50m x 5.94m; Seating for around 40

Bar Servery

Store: 0.97m x 5.63m

Inner Hall: 1.23m x 4.49m

Gents: 3.90m x 1.75m

Ladies: 3.79m x 2.03m

Games Room: 4.61m (max) x 7.31m

Store

Rear Hall: Stairs to upper ground, fire exit and understairs cupboard

Beer Store: 4.17m x 4.33m

Rear Store: 5.62m x 2.24m

UPPER GROUND FLOOR

Hotel Entrance Hall: 9.99m x 2.47m (max) + recess; Stairs to first floor and door the rear hall.

Office: 4.86m x 4.25

Store

Gents: 3.11m x 2.32m

Ladies: 4.79m x 2.39m

Lounge Bar: 13.39m x 5.23m; Circa 38 covers and separate entrance doors.

Bar Servery

Dining Room: 10.60m x 6.16m; Raised floor area to one side, circa 46 covers.

Service Corridor: 1.45m x 8.19m

Wash-Up: 4.14m x 4.18m

Store: 1.09m x 4.20m

Hall: 2.41m x 4.30m; Stairs to lower ground and first floor.

Fridge Store: 1.51m x 2.54, door to:

Kitchen: 3.97m x 4.33m

Rear Hall: 3.53m x 1.09m; Fire exit and door to manager's flat.

MANAGER'S FLAT

Entrance Hall: 2.24m x 1.11m

Shower Room: 1.53m x 2.44m

Bedroom: 3.48m x 3.95m

FIRST FLOOR

Landing 2.44m x 4.70m; stairs to ground and second floor.

Bedroom 1: 6.10m x 6.25m; family room with en-suite.

Bedroom 2: 3.69m x 4.58m; double room with en-suite.

Bedroom 3: 3.84m x 5.02m; twin room with en-suite.

Bedroom 4: 4.02m x 4.03m; double room with en-suite.

Bedroom 5: 4.17m x 5.01m; double room with en-suite.

Bedroom 6: 4.04m x 4.43m; double room with en-suite.

Bedroom 7: 5.10m x 4.59m; twin room with en-suite.

Bedroom 8: 3.83m x 4.71m; double room with en-suite.

Bedroom 9: 3.24m x 3.70m; single room with en-suite

Bedroom 10: 4.71m x 4.09m + separate bedroom: family room with en-suite.

Laundry Cupboard: 1.96m x 1.99m

SECOND FLOOR

Hallway Stairs from first floor.

Bedroom 11: 4.78m x 4.00m; double room with en-suite.

Bedroom 12: 4.84m x 6.06m; double room with en-suite

Bedroom 13: 4.21m x 4.77m; double room with en-suite

Laundry Cupboard: 3.50m x 2.58m

EXTERNAL

Car Park: Circa 13 car parking spaces

Upper Terrace: Paved with picnic benches

Lower Beer Garden: Stone paved + artificial grass, heaters TV points and outside bar.



Services

We understand that all mains services are connected to the property.

Trade and Business

The business is currently operated by two full-time proprietors, generally employing four full-time members of staff and seven or eight part-time members of staff. The hotel is open all year round, with traditional bed and breakfast being offered. Lunch (weekends only) and evening meals are also offered in both bars, sharing the same menu across both.

The bar areas generally trade 4pm-11pm Monday to Friday and 12pm-11pm Saturday and Sunday, although Will's Bar trades only on Fridays, Saturdays, and Sundays. Detailed trading and financial information will be supplied to seriously interested parties, following inspection.

The business showed strong reconstituted net profits of over £100,000 for the financial year ending September 2023 and is on course to achieve similar numbers this year. Potential exists to develop trade further and increase profitability.

Fixtures and Fittings

All fixtures and fittings are owned outright. Some items of a personal nature will be excluded from the sale.

Licences

The Mount trades with the benefit of a Premises Licence. Seriously interested parties should make enquiries and the Local Authority Licensing Department.

Terms

The property is subject to a 10-year lease from 26 June 2017 and ending 5 April 2027, at an initial rent of £36,500 per annum on full repairing and insuring terms.

The Landlord has indicated that he is prepared to grant a new lease to a purchaser on a similar basis to the existing lease. This is to be subject to approval, interview, and status, and at a new rent to be agreed.

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£23,000

£11,477

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Value Added Tax

VAT may be charged at the prevailing rate.

EPC Rating

The property has an energy performance rating of C 65.

81-76 **C** 65 C

