

# FOR SALE

## GOATHLAND HOTEL

GOATHLAND, WHITBY, YO22 5LY

BARRY  
CRUX 

## Hotel/B&B

Price - £175,000 Leasehold Business for sale  
Leasehold Hotel Business For Sale

### Property Features

- Famously known as the "Aidensfield Arms" in the highly successful "Heartbeat" television series.
- Well-established family-run business in same hands for 40 years.
- Exceptionally successful tourist location with thousands of visitors. Potential to further develop with longer opening hours, catering, and opportunity of re-opening ice-cream parlour/shop.
- Easy access to/from Whitby and North York Moors.
- Leasehold property



Enquiries

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## Location

In an exceptionally successful tourist location with thousands of visitors close to Goathland Railway Station with stopping trains on the North York Moors Railway and easy access to/from Whitby and North York Moors

From Whitby, take the A169 to the South, and follow signposts directed to Goathland. From the South (Pickering, Malton, and York) take the A169 and follow the signposts after Fylingdales R.A.F. Station into Goathland. The property is easily found on the main road through the village, after the shops and just before the Steam Railway.

## Description

Leasehold business famously known as the "Aidensfield Arms" in the highly successful "Heartbeat" television series, The Goathland Hotel is a well established family-run business which has been in same hands for 40 years. The property has a Public bar; Lounge; Family room lounge; Ice cream parlour/shop with seating; Nine letting rooms 8 of which are en-suite and residents' lounge; Outside there is a Car park and large Grassed beer garden as well as a private garden.

## Accommodation

Ground Floor:

Entrance Lobby: Double doors to front, door to;

Hall: stairs to upper floor, kitchen and trade room, reception desk/office.

Lounge: 4.69m x 4.25m plus bay window; brick fireplace corner bar servery, door to;

Public Bar: 6.53m x 6.87m overall; panelled walls to 4 ft; brick fireplace surround to open fire, seating for 30; door from left-hand entrance lobby, access to kitchen and toilets.

Servery: over canopy with recessed lighting, glass and bottle shelves, side fitting with glass-washer point Ladies and Gents Toilets

Family Room Lounge: 4.27m x 9.95m plus bay;

Ice Cream Parlour/Shop 9.62m overall x 4.16m; Including entrance lobby with double doors to front, inner double doors, and hatch to serving counter, door to beer garden

Kitchen: 5.31m overall x 7.09m overall, walk in larder, door to inner lobby to stairs to upper floor, door to:

Wash-up: 6.0m x 2.45m built in dishwasher system incorporating hose down, catering sink, wash hand basin, plumbing for washing machine, door to basement and rear.

First Floor:

From the main hall take the stairs to:

Letting bedrooms: There are Five Letting Rooms to this floor, these are 2 double, one twin, one super King and Single, one Super King bedded, 3 with shower room facilities, 1 with Bathroom, 1 with sink and in addition a resident's lounge. On the same floor, 2 WC, 1 Shower, 1 Bathroom and a Store/Linen room, Storage Cupboard

Second Floor:

Landing: giving access to Letting Bedrooms: there are Four Further Letting Rooms, of which two are double and single bed, one is King, one is Twin each with and en-suite shower room.

Living Accommodation:

This has an internal staircase leading from the catering kitchen to:

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First Floor Private Accommodation -

Landing:

Office: 3.02m x 2.2m;

Living Space: Comprising a sitting room and master bedroom with en-suite bathroom

Second Floor:

Further Living Space: Two bedrooms in the roof/eaves area

Basement:

Stairs lead off the kitchen wash-up area to: -

Delivery Bay 6.69m x 4.26m; with beer chute to rear, spirit store, stone floor

Beer Cellar 3.06m x 4.26m; with single drainer stainless-steel sink, concrete floor with drainage sump and pump.

Outside:

Car Park: To the left-hand side of the property with spaces for around 12 cars

Service Yard: Leading off the car park and access to:

Outbuilding:

Includes, bottle store, boiler house, store cupboard, owners Gym space, Roof storage full length of the building. Bottle Store: 5.2m x

2.09m plus built-in walk-in cold store Boiler House: With store

Private Garden: Set out with borders and planting with access:

Private Allotment: Established.

Beer Garden: Laid to grass with flower surrounds.



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## Services

The property has mains water, electricity, and drainage. Central heating and hot water are provided by means of an oil-fired boiler. LPG is available for the catering kitchen cooking only.

## Trade and Business

There are two full-time proprietors engaged in the business, who are assisted by two other full-time members of staff. In addition, there are variable numbers of part-time staff working differing hours and undertaking a range of duties.

The business trades all year round 5 days a week apart from a short break occasionally to suit the owners. The opening hours of the bars are normally 11-30am-3:30pm, and then 6:45pm-10:00pm each day. These hours are very limited to suit the owners' lifestyle. These hours could readily be extended. Catering is offered during all of these trading times at present.

Letting bedrooms are available all year round but currently just 3-day weekends, and a tariff of £150 per room, bed and breakfast for two persons is charged. There is potential to expand upon letting bookings as currently these are only taken for 3-night stays.

Around 90% of the hotel bookings come directly to the hotel, with the remainder coming through an agency. This keeps commission charges very low.

It should be noted that the now Proprietors operate this business to suit their own lifestyle, with a limited trading hours during most of the year and keeping the operation as simple as possible. There is therefore significant opportunity to increase trade by longer opening hours, and perhaps changing the style of operation. This particularly applies to the letting bedrooms, and catering offering.

It is considered that this business should be capable of sustaining sales of an average of up to £12,000 gross per week.

Financial and trading information will be supplied to seriously interested parties, following inspection.

## Fixtures and Fittings

The lease and business is being sold with the benefit all trade fixture, fittings and equipment on the premises. Note all of the items in the private quarters are excluded.

## Licences

The property operates with the benefit of a premises licence. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

## Terms

The property is the subject of a 10-year lease from 20 February 2020, on full repairing and insuring terms, at a rent of £32,000 per annum. A rent review is due on 20 February 2025. The lease is not excluded from the security provisions of the Landlord and Tenant Act 1954, and upon expiry therefore the Tenant will be entitled to renew the lease.

The Tenant is tied in respective in respect of the supply of all draught and bottled beers, ciders etc, but can trade free of tie with wines, spirits, and minerals.



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# Local Authority

Scarborough

## Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£14,650	
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Council Tax Band: B

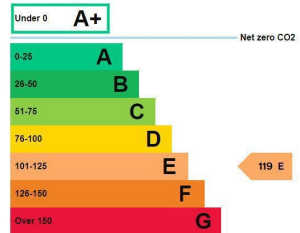
## Value Added Tax

VAT will be charged at the prevailing rate, if applicable.

## EPC Rating

The property's current energy rating is E 119.

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