



Golden Lion Hotel

Horton-in-Ribblesdale, Settle, North Yorkshire, BD24 0HB

Freehold £795,000

- Village location
- Semi-detached 16th century building
- Four trade areas
- Five en suite letting rooms
- Large beer garden and parking
- Massive scope for further growth

Ref: 91942

01904 793333

yorkshire@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Golden Lion Hotel is in a traditional village in the heart of the famous Yorkshire Dales. Just 8 miles north of the thriving market town of Settle, Horton-in-Ribblesdale is surrounded by popular attractions, market towns and country walks, including the world-famous 'Three Peaks'. With it being at the start and finish of the Three Peaks walk, this pub is the choice establishment for walkers and tourists alike to come to enjoy good food and drink in beautiful surroundings after a day's hiking.

Horton-in-Ribblesdale is predominantly accessed via the A65 westbound from Skipton which is the road that connects Leeds to the North West of England and nearby market towns such as Ilkley, Settle and Ingleton.

The property is a detached public house situated in a beautiful village in the heart of the Yorkshire Dales. This three-storey property is in need of renovation and has lots of scope to improve on its already impressive income. A former coaching inn understood to date from the 16th century, it is of stone construction under a pitched slate roof and boasts attractive rendered walls.

The property briefly comprises:-

TRADE AREAS

Entering at the side of the property from the car park, you are welcomed into a traditional style LOUNGE area with feature log burning stove, exposed beams and plenty of charm and character. Opposite the lounge area is the TAP ROOM with stone flooring, TV on the wall and a darts area. Capacity of 30.

The serveries are back-to-back, servicing both the tap room and the lounge, and are fully equipped with a modern till system and fridges.

To the rear of the pub is the GAMES ROOM, a large space with stone flooring, pool table and feature fireplace.

Through the games room is the large DINING ROOM, used for carveries at weekends and as a breakfast room for lodging guests. Lunch and evening meals are also served daily.

All trade areas are of a good standard and in keeping with the period of the property.

LADIES' AND GENTLEMEN'S TOILETS are adjacent to the main bar area.

The Golden Lion Hotel is serviced by a CELLAR accessed from the rear of the property.

Fully equipped CATERING KITCHEN and various COLD AND DRY STORE ROOMS offset. In addition,

there is a WASHING ROOM with dishwasher and wash basin.

LETTING ACCOMMODATION

FIVE EN SUITE ROOMS equipped with TVs and tea-making facilities. Family room, two twins and two double rooms. There is a further BUNK ROOM that sleeps 15 people, perfect for larger parties.

OWNERS ACCOMMODATION

Located on the first and upper floors is the spacious private owner's accommodation, currently allocated to house staff, comprising SEVEN BEDROOMS, FOUR BATHROOMS and a STOREROOM. This is a exceptional space with lots of potential.

EXTERNAL

To the side and rear of the property is a large CAR PARK. To the rear of the pub, there is also a DECKED AREA which is extremely popular in the warmer months and increases the pub's capacity significantly. The pub sits on a relatively large plot of land and the space could be better utilised.

THE BUSINESS

With an average turnover of approximately £320,000 and a good net profit, there is potential to expand the business. The current owner has run the pub for 34 years and now wishes to retire. With a fresh injection of enthusiasm and by extending the trading hours, this business's income would increase significantly.

Further accounting details are available to all interested parties after a formal viewing.

LICENCE

A full Premises Licence is held.

Monday-Thursday	17:00 - 23:00
Friday-Sunday	12:00 - 23:00
Meal Times	
Monday-Friday	18:00 - 21:00
Saturday & Sunday	12:00 - 21:00

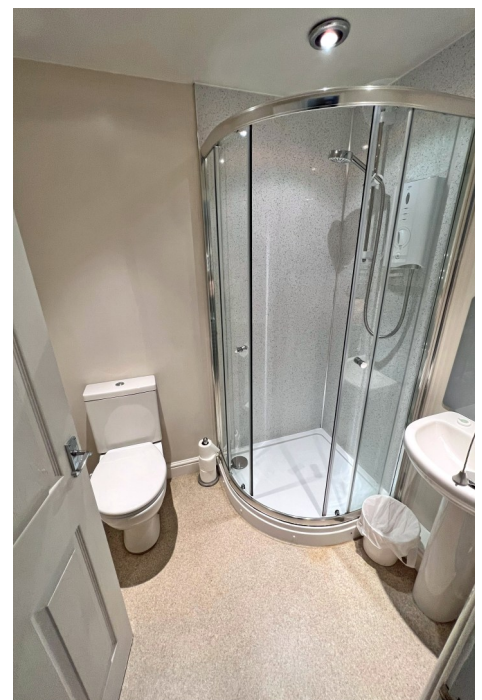
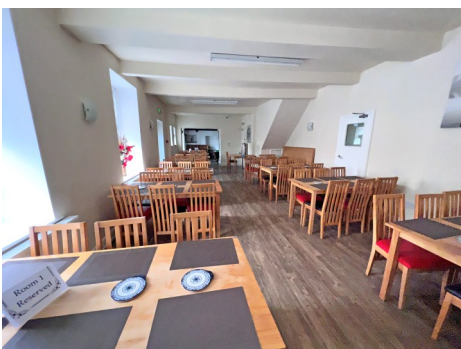
SERVICES

All mains services are connected.

Local Authority: Craven District Council

Telephone: 01756 700 600

Rateable value: £12,750



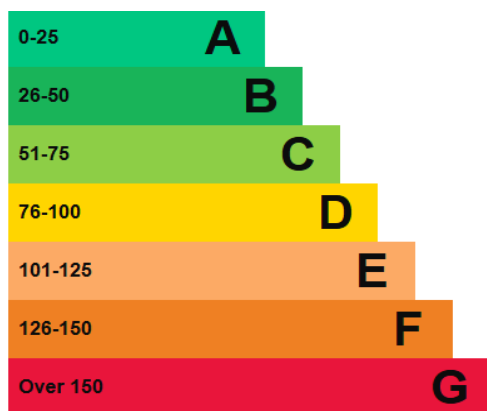
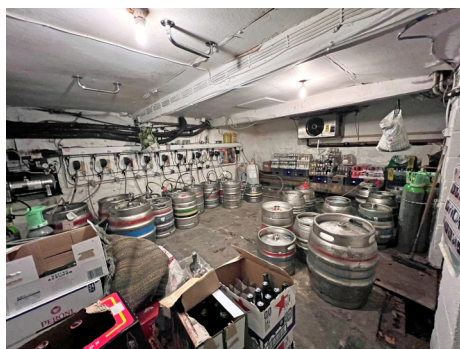
TENURE & PRICE

FREEHOLD £795,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

OR, ALTERNATIVELY

LEASEHOLD	£55,000 to include goodwill, fixtures and fittings. Stock at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£52,000 per annum, paid monthly in advance
RENT REVIEW	To be agreed
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the Premium and rental payments



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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