



The Fourways Hotel

High Street, Blyth, Worksop, Nottinghamshire S81 8EW

Leasehold £25,000

- Detached, four-storey hotel, bar and restaurant
- Central village location close to A1 motorway
- Nine dedicated en suite letting bedrooms
- Sizeable car park (46) and trade patio (40)
- Commercial kitchen and ground floor cellar
- Free-of-tie, seven year leasehold opportunity

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LOCATION

The Fourways Hotel is located in the large Nottinghamshire village of Blyth, situated at the southern end of the fifteen-mile A1(M) Doncaster bypass, adjacent to the River Rydon. The village is 6 miles north of Worksop, 13 miles south of Doncaster, 32 miles north of Nottingham and 22 miles east of Sheffield. As of the 2011 census, the village had a population of 1,233.

The village benefits from a variety of landmarks and amenities which include the historic Blyth Priory (built in 1088), 2 primary schools, a convenience store, a cricket club and a hair salon. The nearest train station to the village can be found in Worksop, where Northern Trains services run on the Sheffield to Lincoln line. Village bus services allow travel to the nearby towns of Doncaster, Retford and Worksop. The nearest airport is Doncaster/Sheffield International Airport, located only 10 miles north.

The Fourways Hotel occupies a detached, four-storey, Grade II listed building of brick construction under a part pitched pantile and part flat felted roof. The property dates back to 1830 and enjoys a prominent central position next to the village's two busy roundabouts.

TRADE AREAS

Side ENTRANCE HALL with access to the Ladies', Gentleman's and Disabled TOILETS. Open plan trade area which is split into 3 sections: GAMES ROOM which includes a pool table and a darts board, and has seating for 10, solid wood flooring and a buffet station; RESTAURANT with seating for 24 and carpet flooring; MAIN BAR with seating for 16, carpet flooring and bar servery. REAR HALL with STOREROOM, BOILER ROOM, OFFICE and access to the fully-fitted COMMERCIAL KITCHEN. The latter benefits from a POT WASH AREA. Ground floor CELLAR which includes an external barrel drop. Adjacent to the commercial kitchen is the HOTEL BAR/RESTAURANT AREA which has seating for 60 and includes an imitation brick feature fireplace, a breakfast bar, part original parquet flooring and part carpet flooring, a wooden bar servery and access to an additional set of Ladies' and Gentlemen's TOILETS.

LETTING ACCOMMODATION

9 rooms in total, some are in need of refurbishment.

GROUND FLOOR:

Private entrance and seating area.

FIRST FLOOR:

FIVE DOUBLE BEDROOMS, all with EN SUITE shower facilities.

SECOND FLOOR:

TWO DOUBLE BEDROOMS, both with EN SUITE shower facilities.

THIRD FLOOR:

ONE DOUBLE BEDROOM.

ONE SINGLE BEDROOM.

SHARED BATHROOM.

STORAGE ROOM.

EXTERNAL

Floodlit CAR PARK with space for 46 vehicles. Note: two car parking spaces are used by the adjacent Blyth Chiropractic Clinic whose operators have a right of way over the car park for parking use only. Front TRADE PATIO with bench seating for 40.

Please note: The detached, flat roof double garage will be retained by our client.

THE BUSINESS

Our client has owned The Fourways Hotel since September 2020 and is now looking to offer the property to the market as a leasehold opportunity. They are seeking a long term tenant to create and establish a well regarded business in this four-storey hotel, bar and restaurant.

The property offers a variety of potential revenue streams by way of its nine letting rooms across three floors, its traditional main bar with games area and its sizeable restaurant space. The venue has the potential to cater for a number of functions with its fully-equipped commercial kitchen, large car park and sizeable internal trade areas; such functions might include celebratory events such as wedding receptions, birthday parties, christenings, etc.

Since December 2024, the business has been operated under management. Accounting details will be made available to serious parties following a formal viewing.

LICENCE

A full Premises Licence is held permitting the retail of alcohol:
Seven days a week, 11:00 - 02:00.

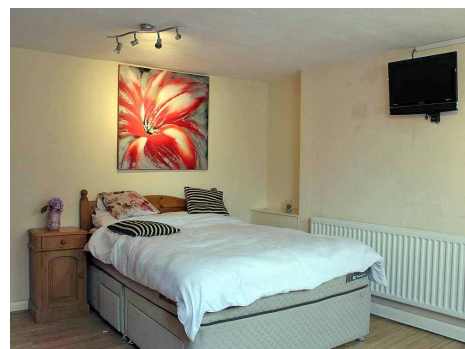
SERVICES

All mains services are connected.

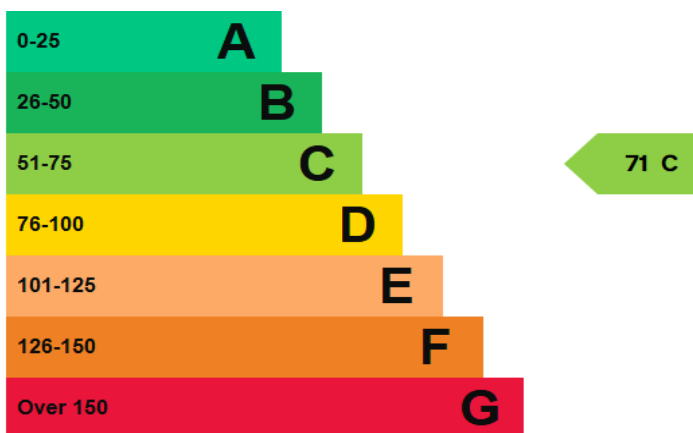
The property benefits from both fire and burglar alarms and a 9 camera CCTV security system.

Local Authority: Bassetlaw District Council

Rateable value as at 01 April 2023 to present: £7,500



LEASEHOLD	£35,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.
TERM	Seven 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	£36,000 per annum, paid monthly in advance
RENT REVIEW	Rent increases to £45,000 per annum in the third year of the term and to £47,500 per annum in the sixth year of the term
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



BUSINESS MORTGAGES

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EPC Reference: 7013-3973-7640-0176-1786

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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