

Enterprise House, 12 St. Pauls Street, Leeds LS1 2LE
Tel: 0113 234 0304 Fax: 0113 234 0214
Email: leeds@fleurets.com

ATTRACTIVE STONE BUILT HOTEL



MOUNT HOTEL
Yorkersgate
Malton
North Yorkshire
YO17 7AB

**NIL PREMIUM - FREE OF TIE
NEW 20 YEAR LEASE**

**SUBSTANTIAL DETACHED VICTORIAN HOTEL
RESTAURANT (up to 60)
11 LETTING BEDROOMS
MAIN BAR & CELLAR BAR
3 BEDROOM MANAGERS/OWNERS ACCOMMODATION**

VIEWING

Viewing strictly by appointment only through Fleurets as above.

LOCATION

From York take the A64 Scarborough Road and follow the signs for Malton. Proceed into the Town and The Mount Hotel is located close to the centre of this historic market town. Malton is ideally placed for exploring North and East Yorkshire, many popular destinations such as the East Coast, North Yorkshire Moors and Castle Howard are within easy driving distance.

DESCRIPTION

Stone built property beneath a pitched slate roof. An attractive beer terrace is available to the front with parking for approximately 20 vehicles. A separate entrance is available to the basement Bistro/Bar and an enclosed yard area is available to the rear.

SOLE SELLING RIGHTS

REF: N-1045-g



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Established circa 1820

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Fleurets Limited. Registered Office:
18 Bloomsbury Square, London WC1A 2NS.
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THE MOUNT HOTEL, MALTON

ACCOMMODATION

GROUND FLOOR

Entrance Hall/Reception.

MEETING ROOM/BOARD ROOM (approx. 16' x 14') accommodating approximately 20 people.

LOUNGE BAR (approx. 45' x 17') attractive trade room accommodating approximately 50 persons overall with feature real fireplace with velour covered fixed wall seating. Central wall bar servery with glass wash facilities to one end.

RESTAURANT/FUNCTION ROOM (approx. 36' x 20') accommodating approximately 60 covers with steps down leading to

CATERING KITCHEN (1) approximately 14' x 15' with basic range of equipment leading to.

CATERING KITCHEN (2) approximately 13' x 14'. Further storage leading off.

LOWER GROUND FLOOR

BISTRO BAR (approx. 35' x 20') with exposed stone walls and alcove ceiling accommodating approximately 35 covers. Ladies and Gents toilets.

Still room. Secondary Laundry/storage room. Boiler room.

FIRST FLOOR

Letting accommodation currently comprises 11 bedrooms of which there are 4 single, 3 double/twin and 5 family rooms.

SECOND FLOOR

Owners/Managers Accommodation briefly comprising:- Lounge/Dining Room with attractive beamed ceilings and feature stone fireplace. Dining Kitchen. Lounge/Sitting Room. Bedroom 1 large double with small dressing room leading off. Bedroom 2 double. Bedroom 3 double. Two bathrooms/WC. Box room/storage room.

OUTSIDE

Landscaped gardens are available to the front, with parking for approximately 20 vehicles. An enclosed yard area is available to the rear.

TRADE

The property is currently closed for trade following the departure of the previous leaseholders. A phased refurbishment for this property is required, funded jointly by the new tenants and the landlords.

The Landlords are considering an investment to include rewiring, re-plumbing and the creation of en-suite facilities to all 11 bedrooms etc. It is anticipated that new tenants will require funds in the region of £200,000 to cover the costs of refurbishment and fitting out.

TENURE

A new FREE OF TIE lease will be made available. Rental offers in the region of £25,000 per annum or a FRI Lease on a 20-year term. Open Market rent reviews every 5 years.

The Landlords may consider a stepped rental or rent-free period, to allow for the tenants' costs in improving this site.

SERVICES

All mains services are connected. The property benefits from partial central heating which is supplemented by additional electric convection heaters located in various rooms

LICENCES

The Mount Hotel previously traded with the benefit of a Justices Full On Licence and a Section 68 Supper Hours Certificate for the Restaurant and Bistro. New licences will need to be applied for on re-opening.

RATES

The property is administered by Ryedale District Council and will need to be reassessed on re-opening the hotel.

VAT

All prices quoted shall in all cases be deemed to be exclusive of VAT, and VAT will be added where applicable. Similarly, unless otherwise stated, any offer made will be deemed to be exclusive of VAT. In most circumstances the VAT charged is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

FINANCE

Marlborough Leisure is the finance brokerage recommended by Fleurets, they deal only with loans for hotels, licensed and leisure properties. Marlborough can provide detailed information regarding the likely opinion of banks as to any borrowing requirements you may have. They will provide you with a detailed quotation specifying the likely interest rate, fees and other relevant information.

Marlborough is entirely independent from Fleurets and we receive no commission in respect of agency matters where Fleurets is acting for the vendor. Contact Marlborough on 020 7613 4343 or Freephone 0800 389 7659.

For further information please contact

**SIMON HALL
0113 234 0304**