



FOR SALE

MONSAL HEAD HOTEL, MONSAL HEAD, DERBYSHIRE DE45 1NL



SUMMARY

- A renowned hotel and coaching inn with one of the finest locations in the Peak District
- Restaurant and bar (60), lounge/conference room (40), 7 ensuite letting bedrooms, trade garden and car parking
- A successful business with tremendous scope and potential for further growth

PRICE - £1.495 Million - Freehold

INTRODUCTION

The Monsal Head Hotel occupies one of the finest locations in the Peak District National Park. Situated in the beautiful area of White Peak, the property enjoys magnificent views across towards Little Longstone, the valley of Monsal Dale and the Monsal Viaduct, said to be the third most visited attraction in the Peak District.

The Hotel itself has the benefit of a spacious and characterful Bar that accommodate around 60, an attractive lounge with seating for 40 that doubles up as a Conference Room, 7 comfortable ensuite letting bedrooms, and a popular outside trade garden and picnic area that takes full advantage of the stunning views. The business has established an excellent reputation for the quality for not only the freshly cooked food but also the real ales and fine wines on offer. Given the location the letting bedrooms are always busy and the hotel is also a popular venue for private functions such as weddings and birthday celebrations.

Despite the idyllic rural location in one of the UK's finest beauty spots, the Monsal Head Hotel is extremely accessible. Located just a couple of miles from the main A6, the location affords easy access to the popular market towns of Buxton, Bakewell and Matlock as well as destinations further afield. The area is an extremely popular destination for walkers and cyclists situated as it is on the well known Monsal Trail and the hotel is a great starting point for not only the trail but a variety of other beautiful walks and trails. Industrial archaeologists, also drawn to the area.

The current owners have operated the Monsal Head Hotel since 2007. During their time at the helm they have greatly improved and enhanced not only the physical fabric of the building, but also the trading performance and reputation of the business. The Owners are now looking to retire and as a result the sale represents a fantastic opportunity for new Owners to fully exploit the undoubted potential of the business.



THE PROPERTY

A two storey period property of stone construction with part rendered elevations beneath a pitched tiled roof.

PUBLIC AREAS

An entrance door to the front of the property leads through to a reception area with reception desk. Along the front of the property is a spacious lounge with tables and seating for 40 and an open fire. This area also doubles up as a conference room. Towards the rear of the property is a spacious 60 cover bar and restaurant with an attractive and well designed bar servery, wooden floor and two open log fires.

LETTING ACCOMMODATION

Situated on the first floor are 7 double/twin letting bedrooms. Two of the rooms can accommodate a third bed for families and all the bedrooms benefit from tea and coffee facilities and flat screen TV. In addition to the letting bedrooms there is a further staff bedroom with ensuite facilities.

ANCILLARY AREAS

The hotel has the benefit of a comprehensively equipped commercial kitchen with a full range of professional stainless steel equipment, work surfaces and extraction system. Ancillary store rooms and beer cellar.

EXTERIOR

The hotel has the benefit of a large and attractive trade garden and picnic area with seating for circa 80 persons by way of 'A' framed wooden bench seating. With regard to car parking there is a large public car park adjacent to the pub with space for circa 120 vehicles whilst the other side is a further car park for 25.



DEVELOPMENT POTENTIAL

Given the superb location, the current owners have always felt that the Monsal Head Hotel would benefit from a further expansion and redevelopment programme. Extensive plans have been drawn up to thus extend and remodel the hotel. In the owners opinion this would be best done in three phases; the first phase would involve extending the property to double the capacity of the public areas together with a first floor boardroom and managers apartment. Phase 2 would be a complete redesign of the existing bar and restaurant whilst Phase 3 would involve remodelling the kitchen and back yard area. The owners will be happy to discuss their plans with bonofide prospective purchasers during a formal viewing of the property.

TRADING INFORMATION

Accounts supplied by the owners for a 12 month period ending November 2015 show a turnover (net of VAT) of £654,936. The trade split being as follows:-

Food 50%

Drink 37%

Accommodation 13%

Further information will be supplied to bonofide prospective purchasers following a formal viewing of the property.

PRICE

£1.495 million for the freehold property, business, goodwill and trade fixtures and fittings (subject to inventory). Stock additionally at valuation.

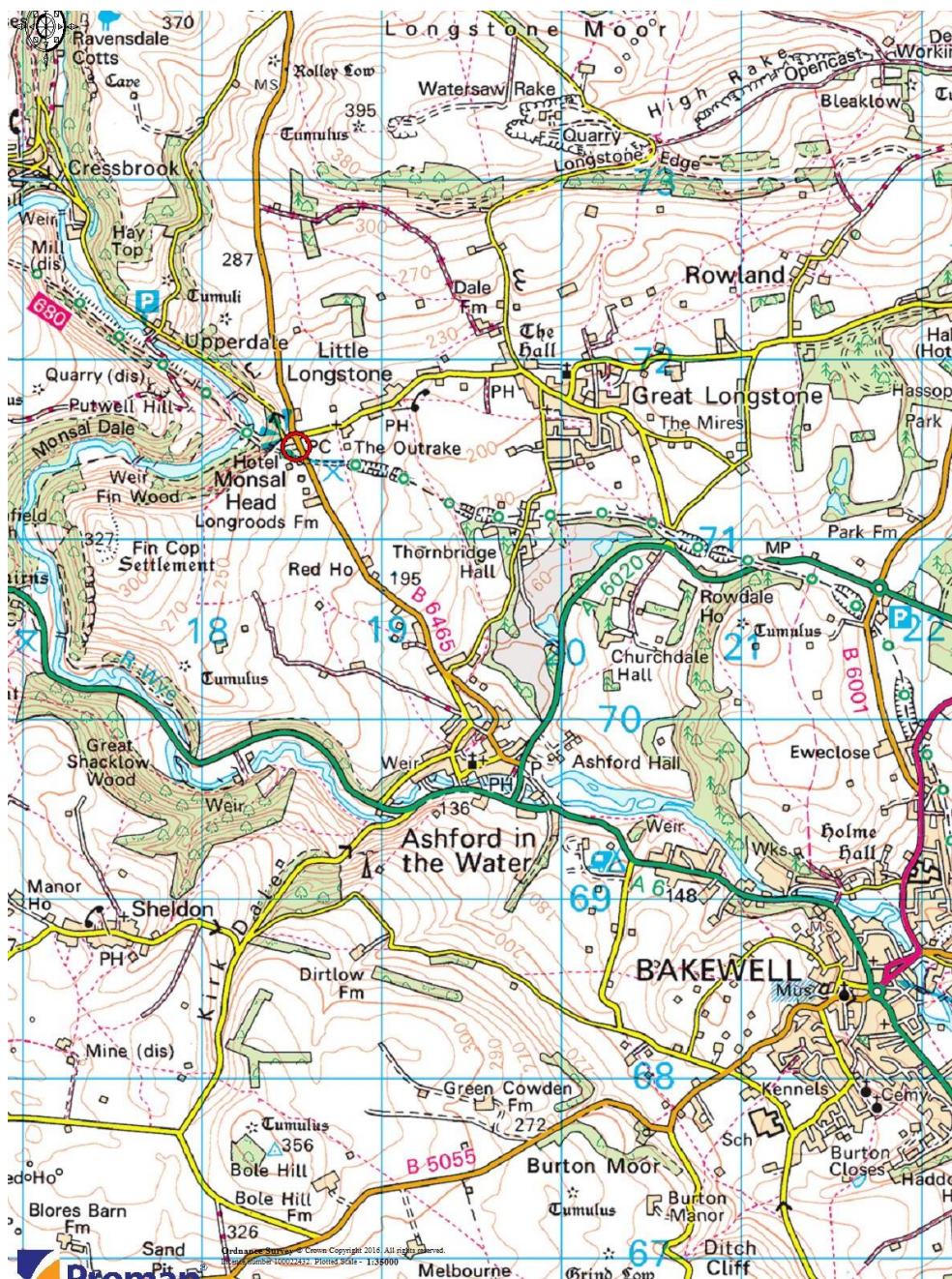








MONSAL HEAD HOTEL, DERBYSHIRE



FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

No direct approach to be made to the property. For an appointment to view please contact Jonathan Wren.

Jonathan Wren

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SUBJECT TO CONTRACT

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