



# THE EDEN ARMS HOTEL

RUSHYFORD, COUNTY DURHAM, DL17 0LL

Offers in the Region of  
£1,400,000 – Freehold

## SUMMARY

- 44 en suite letting bedrooms and extensive grounds;
- Excellent range of functional meeting and conference rooms
- Highly accessible trading position close to the A1(M) and County Durham;
- Substantial bar and restaurant as well as popular spa;
- Net turnover for the year ended December 2018: £834,532

## INTRODUCTION

The Eden Arms Hotel is a prominently located 44-bedroom hotel with well-appointed and spacious public areas; including substantial F&B areas and a range of versatile and popular function facilities. A popular venue for both tourists and local trade, the Eden Arms is an established and successful hotel, yet still offers scope to increase revenues.

Situated in a highly accessible and prominent roadside location between the A1(M) and the city of Durham, the hotel is ideally placed for corporate and leisure trade to benefit from both the highly accessible location and the ready access to local attractions such as Durham Cathedral, the Angel of the North, Durham University Botanic Gardens, Washington Old Hall, Durham Castle, Durham Heritage Centre and Museum, Beamish and Hadrian's Wall.

The hotel is around 11 miles from Durham, 9 miles from Darlington and 6 miles from Bishop Auckland with easy access to all from the bus stop just outside.

The hotel is also well placed to benefit from trade from local events such as the Great North Run, Durham Book Festival and Durham Christmas Markets.

## THE PROPERTY

The hotel is a former 17<sup>th</sup> Century coaching and is arranged over 2 storeys with a number of outbuildings to the rear.

## PUBLIC AREAS

- Open entrance lobby with reception providing access around the hotel;
- Well appointed "Seasons" Bar and "Seasons" Restaurant (83) which has been recently refurbished and benefits from a small dance floor and external terrace;
- Substantial and recently refurbished "Windlestone" Suite (120) with dedicated entrance, separate bar and dance floor;
- 2 popular function rooms; both recently refurbished known as the "Travellers Rest Room" and "Postillon Room" both for around 20;
- "Hackworth" Suite - small private function space located close to reception, recently refurbished;

The hotel's functional public rooms, accessible location and relative lack of competition allow it to compete for non-resident trade.





## LETTING ROOMS

44 en suite letting bedrooms of which there are 7 single, 8 twin, 27 double and 2 family rooms.

The bedrooms are split between standard, standard plus, superior and premium levels with the superior and premium rooms benefitting from larger beds, larger televisions and coffee machines in the premium rooms.

Many of the bedrooms were fully refurbished in 2017 to a quality standard which is popular with guests.

There are 5 ground floor bedrooms.

## LEISURE

The hotel benefits from a popular leisure offering which is located directly to the rear of reception and shares the hotel reception. The leisure club includes 2 gymnasium rooms with a range of cardio and resistance equipment all of which are owned by the hotel, large indoor heated pool, Jacuzzi, steam room and sauna.

At the time of writing the leisure club had circa 300 external members.

## SERVICE AREAS

Service areas include a kitchen (adjacent to the restaurant and function room), pot wash, dry goods store, chef's office, walk in refrigeration and staff room on the ground floor. In addition, there is a small laundry located to the rear of the hotel.

## STAFF ACCOMMODATION

Located within the hotel are a manager's flat plus one staff room.

## EXTERNAL

The hotel occupies a site of approximately 0.88 hectares (2.19 acres) with a substantial amount of parking surrounding the front and the southern boundary of the hotel, for circa 90 cars.

To the rear of the hotel is a small garden area as well as a number of outbuildings and storage areas with excellent development potential (subject to planning).

In addition, there is one section of the property located along the northern boundary which presently comprises unused outbuildings. This building benefits from planning consent for 3 residential dwellings.

Also, on land to the rear of the hotel, there is presently planning consent for another individual residential dwelling.



## SERVICES

Mains electricity, gas, water is connected to mains drainage.

The public areas benefit from air conditioning.

## WEBSITES

<https://www.shearings.com/hotels/eden-arms-hotel>

<https://www.bayhotels.co.uk/our-hotels/bay-eden-arms-hotel>

## TRADE

Accounts for the year ended December 2018 show net turnover of £834,532.

Currently operated by the Specialist Leisure Group, as part of the Bay Hotels collection, the hotel is an established and successful business in its own right; in particular, due to (a) recent, major refurbishment programme, (b) increase in private leisure and (c); popularity amongst local clientele for a wider array of corporate and private events.

Open all year round, aside from a few days over Christmas, the hotel benefits from wedding and premises licences.

SLG are willing to enter into (subject to agreeing terms) a traditional supplier agreement concerning trade supplied to the hotel to assist in some trade continuity. Please note however this will be a traditional trade agreement and no trade level guarantees will be provided.

## TENURE

Freehold

## FURTHER INFORMATION

An Information Pack will be made available to interested parties upon request to Colliers International.

## PRICE AND METHOD OF SALE

Offers in the Region of £1,400,000 are sought for the freehold interest complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

The property is currently operated by Specialist Leisure Group Ltd and is to be sold on a TOGC and vacant possession basis.

## 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

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

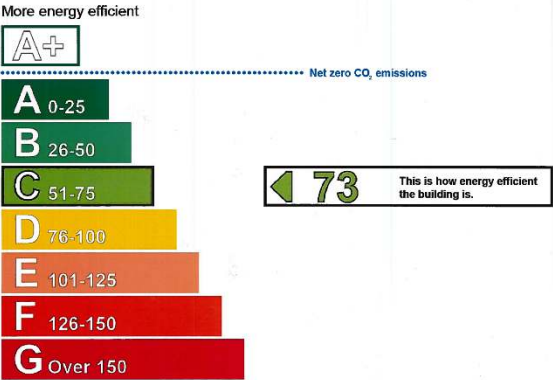




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Promap – For illustration purposes only



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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