

FOR SALE



# Bagdale Hall Hotel

*1 Bagdale, Whitby, North Yorkshire, YO21 1QL*

# Introduction *and Location*

Bagdale Hall Hotel benefits from a prominent location in the centre of the highly popular coastal town of Whitby in North Yorkshire. Well known and well established, Bagdale Hall benefits from a range of income streams predominantly from the leisure sector. Its bedrooms and restaurant and bar are popular with visitors and locals alike.

The hotel offers an outstanding opportunity to acquire a high-quality hotel business with further growth opportunities, ideally situated in a highly popular tourist area.

Whitby has so much to offer both guests and owners alike. An ancient fishing port with sandy beach, famous Abbey ruins and quaint streets, Whitby is a tremendously characterful resort with both literary and historic maritime connections. Bram Stoker's Dracula novel was partially set in Whitby, and Captain James Cook of HMS Endeavour fame spent part of his formative years in the town. Not only is Whitby tremendously appealing, but it also has the marvellous North York Moors National Park on the doorstep with its glorious scenery, spectacular walks and hugely popular steam railway.



Well known & established 29-bedroom hotel.



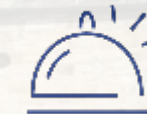
Outstanding trading location close to the centre of the perennially popular tourist resort of Whitby



Highly attractive hotel property with significant underlying property asset value

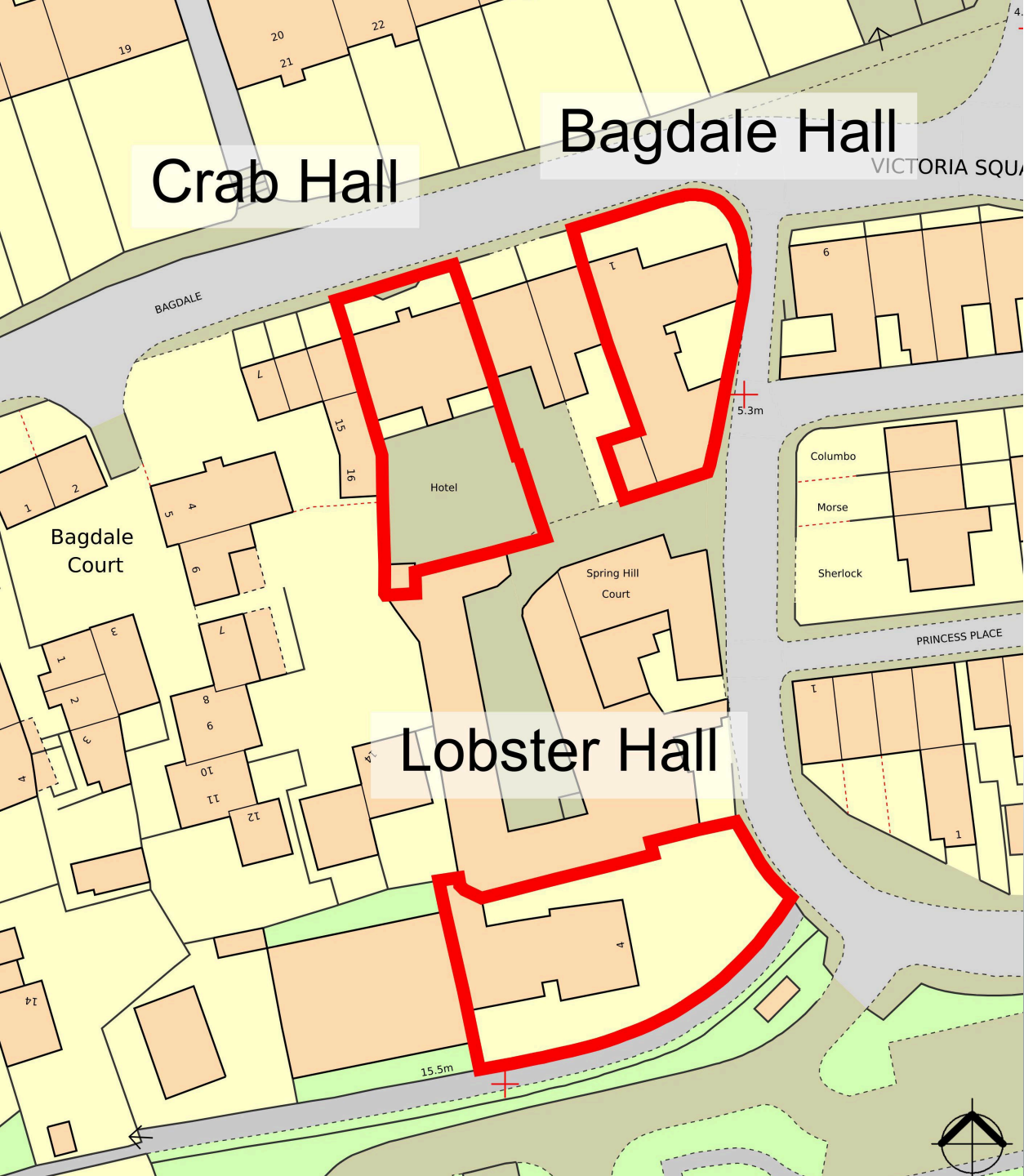


Strong trade demand drivers, with tremendous upside potential



Rarely available turnkey hotel in an affluent tourist location









Bagdale Hall



Crab Hall



Lobster Hall





# The *Property*

The property is developed over 3 distinct buildings:

**Bagdale Hall** – an exceptionally impressive Grade II\* Listed Tudor Manor House built in 1516 acting as the main hotel with facilities and 6 letting bedrooms

**Crab Hall** – a high-quality stand-alone Georgian townhouse (Grade II listed) located a short distance from the main hotel with 10 letting bedrooms.

**Lobster Hall** – a large Grade II Listed hall just up the hill from the main building with 13 letting bedrooms.

Each building is independent and an excellent investment in its own right, with underlying property values in Whitby extremely strong.



## Public *Areas*

All located within the atmospheric Bagdale Hall, the public areas all include a range of original features. The open plan **reception** is accessed directly from the main entrance and is an attractive space with large reception desk (with office behind). This area benefits from seating and an impressive timber staircase to the first floor.

Located to the right of reception is the main hotel **lounge** and **Heritage Kitchen restaurant**, which is used for breakfast and dinner with an impressive historic feel and large open fireplace. The lounge and restaurant can be used together or separately providing a flexible space.

To the left of reception is the beautiful **bar** with large bar servery at atmospheric feel.







Bagdale  
Hall

From old along with me  
he best is pet to be



# Letting *Bedrooms*

The hotel provides a total of 29 letting bedrooms each of which are individually decorated and in a range of styles. The bedrooms are configured as follows:

**Bagdale Hall** – 6 en suite bedrooms with TV, hospitality tray, hair dryer and free Wi-Fi.

Room	No
Superior Suite	1
Four Poster Suite	3
Suite	1
Double	1

**Crab Hall** – 10 en suite bedrooms with TV, hospitality tray, hair dryer and free Wi-Fi.

Room	No
Top Floor Suite	1
Four Poster Suite	2
Four Poster Double	6
Top Floor Double	1

The 2 top floor bedrooms are arranged from a single large apartment which could be used as a single apartment for either owner’s accommodation or a letting unit.

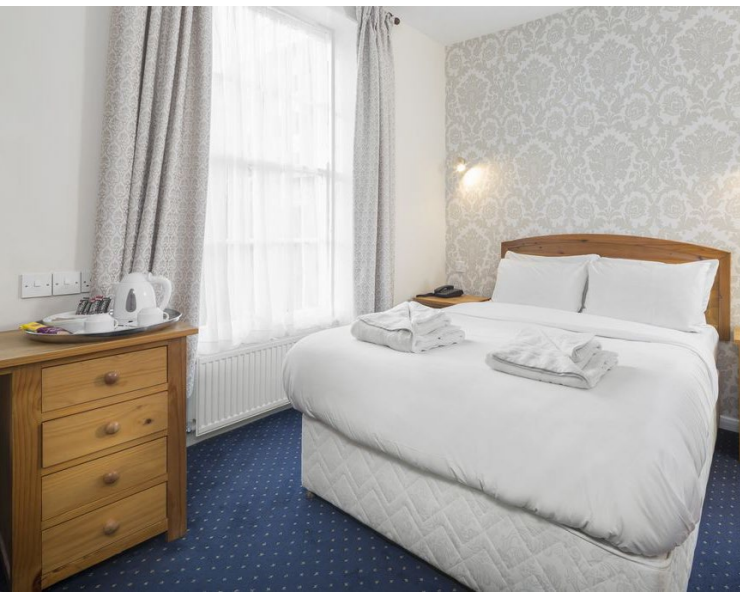
**Lobster Hall** – 13 en suite bedrooms with TV, hospitality tray, hair dryer and free Wi-Fi. All en suites have a shower.

Room	No
Standard Double	13

The rooms in all the buildings retain a great deal of character with original features throughout.









## Service Areas

The main Bagdale Hall benefits from a large commercial kitchen with ancillary areas. Each of the building's benefits from a range of storage areas.

## Outside

The buildings each sit within compact sites, with Bagdale Hall benefitting from an attractive outdoor seating area.

To the rear of Crab Hall is a small car park for around 11 vehicles. To the front of Lobster Hall is parking for around 13 vehicles.

## Services

All buildings benefit from mains electricity, water, gas and drainage.

## License

Premises Licence.

## Website

<https://www.bagdale.co.uk/>





## Trade

Bagdale Hall Hotel benefits from a wide range of income streams being popular with tourists, locals and even corporate trade, with a captive audience of spa customers visiting Whitby

It is operated as an independent hotel by onsite management with an absentee owner.

With the above in mind, trade has been stable in recent years, but the trade levels do not reflect the opportunities available, and it is felt that with a hands-on owner, trade could increase significantly.

Trading information will be made available to genuinely interested purchasers upon request.

Please note the owners also operate a holiday cottage through the hotel which is excluded from the sale.

## Opportunities

It is anticipated there is a great deal of upside in the business to take advantage of the trade available.

These include:

- increasing marketing for F&B trade and growing lunch, afternoon tea and dinner trade
- increasing room rate through property improvement works
- selling Lobster hall rooms at a higher rate to include access to the hotel facilities
- using the apartment at Crab Hall as a single lucrative letting unit.
- With 3 churches nearby there is a substantial opportunities for wedding and funeral trade



Whitby – not subject property.





Source: Edozo Maps. Illustration only

## Viewing and Further Information

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



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[www.colliers.com/hotels](http://www.colliers.com/hotels)



## Price

Substantial offers invited for the freehold interest in the assets complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

The owner may consider an offer for the leasehold interest in the property and business. Terms to be discussed

## Finance

Colliers 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.

## EPC – N/A – Listed

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful bidder.

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