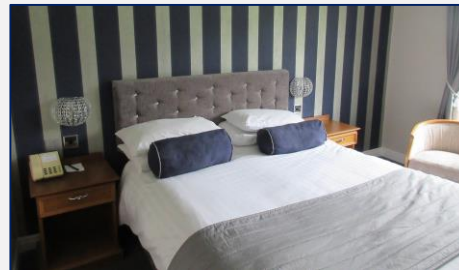




## Old Golf House Hotel

- Well established hotel with 51 en-suite letting bedrooms
- Conveniently located close to Junction 23 of the M62 motorway and a short drive from Huddersfield
- Freehold Tenure
- Turnover y/e 31/3/19 £1,081,624
- Large function room ideal for weddings and events
- Recently refurbished restaurant and bar
- Situated on a large plot of 3.67 acres (1.48 hectares)

**Guide Price £1,250,000**



# Old Golf House Hotel, Huddersfield, HD3 3YP

Sanderson  
Weatherall



## Description

The subject property comprises a large hotel with 51 en-suite letting bedrooms with bar, restaurant and wedding/function facilities. At ground floor level the main entrance into the property is into the original Victorian era section of the building which comprises a recently refurbished reception area, main bar and restaurant with approximately 60 covers. At lower ground floor level there is a function room with access to the large manicured gardens.

The letting bedrooms are arranged over ground, first and second floor levels and predominantly within a circa 1990s extension and comprise 27 standard double rooms, 10 twins, 6 deluxe double rooms, 4 suites and 4 family bedrooms.

## Location

The Old Golf House Hotel is situated in a semi-rural position in the West Yorkshire village of Outlane circa 4 miles north west of Huddersfield town centre. The property is situated adjacent to the north of the M62 motorway and a very short distance to the west of Junction 23 and therefore benefits from excellent transport links.

## Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31<sup>st</sup> March 2019 indicate a net turnover of £1,081,624. Detailed trading accounts can be made available following a viewing appointment.



## EPC

The property has an EPC rating of C (69) a full copy of which is available upon request.

## Tenure

The property will be offered on a Freehold basis under Land Registry title number WYK546474 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

## Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £59,000.

## Guide Price

Offers invited in the region of £1,250,000 for the freehold interest complete with goodwill and trade contents. Stock at Valuation.