



YHA GRINTON LODGE

Grinton, Richmond, North Yorkshire DL11 6HS

Freehold £950,000

- Opportunity to acquire a unique freehold property currently operating as a youth hostel.
- Preference for continuation of business as a YHA franchise, with options considered for an independent hostelling business, or change of use.
- YHA is a national hostelling brand, charity and social enterprise with a 95-year heritage.
- This property is trading and currently part of YHA's network of over 100 hostels across England & Wales
- www.yha.org.uk/hostel/yha-grinton-lodge

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LOCATION

YHA Grinton Lodge is located just a short walk from the village of Grinton in the heart of the Yorkshire Dales, North Yorkshire some 9 miles east of the beautiful and vibrant market town of Richmond. It is a sought-after area with a thriving tourist trade, beautiful country walks and an abundance of eateries offering locally sourced ingredients. With the market towns of Richmond and Malton nearby, this is an excellent location for letting accommodation.

YHA Grinton Lodge stands in grounds of approximately 5.1 acres and is an outstanding example of a Grade II listed Georgian hunting Lodge that was originally built by James Fenton of Doncaster. The property appears to be constructed in the main of stone with a pebble dashed render and pitched slate roof. It offers extensive accommodation whilst still retaining many original features including a grand staircase, ornate ceilings and fireplaces.

TRADE AREAS

Common areas comprise spacious LOUNGE, GAMES ROOM, DINING ROOM, Large COMMERCIAL KITCHEN, SELF-CATERING KITCHENS each with own DINING ROOM and DRYING ROOM.

LETTING ACCOMMODATION

The letting accommodation is arranged on the ground and first floor and in the tower. 20 BEDROOMS (3 of which are ensuite rooms) offering 73 beds (sleeping 77) and 14 SHOWER ROOMS and 13 WC's

STAFF ACCOMMODATION

Three BEDROOMS, KITCHEN and LIVING AREA with 2 SHOWERS and 2 TOILETS.

EXTERNAL

Extensive grounds with large CAR PARK, COURTYARD and GARDENS. In addition, there is a camping field and woodland field with 5 SLEEPING PODS.

THE BUSINESS

This large hostel premises sits within the renowned Yorkshire Dales and attracts a large number of visitors throughout the year but is especially popular with educational groups, other organised groups and individual bookings in search of outdoor pursuits. It provides huge scope for development of the existing hostel business, an independent hostel or an alternative use.

Due to the diverse nature and unique locations of all our hostels, YHA adopts 3 main opening patterns. These patterns are determined by a number of factors ranging from the wants and needs of

our guests to the trading environment and time of year. The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and organised groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.

The Business is currently operating a Trading pattern which places it open to Exclusive Hire, small group and individual bookings.

Historically the hostel has been successful on a trading pattern that has seen a mix of families and individuals travelling independently, exclusive hire and hire to organized groups such as cyclists, walkers and educational purposes.

LOCAL AUTHORITY

North Yorkshire Council. Rateable value: £30,500 and Council Tax Band A for staff accommodation.

SERVICES

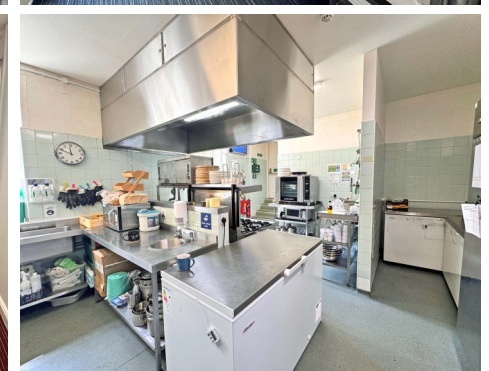
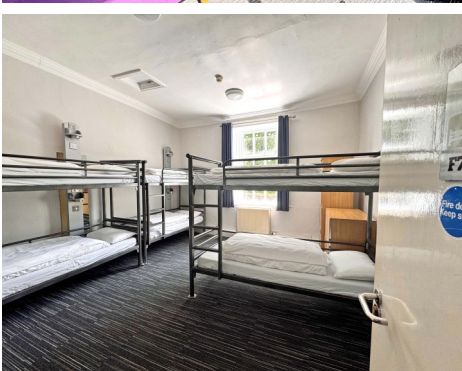
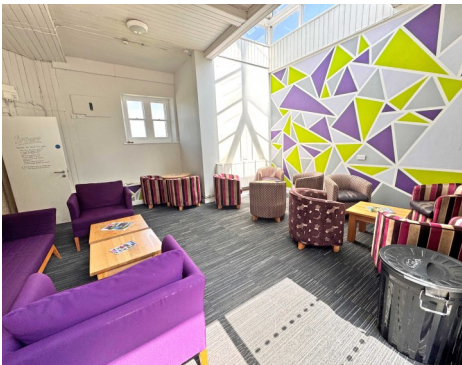
Mains electricity is connected. LPG. Water is supplied via a bore hole and drainage is via a septic tank.

TENURE & PRICE

FREEHOLD £950,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. In addition, there is a telecoms mast that is subject to a lease which is currently being renewed.

The property is offered up for sale with preference for continuation of business as a YHA franchise, with options considered for an independent hostelling business, or change of use.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



PREMISES LICENCE

A full premises licence is held.

TUPE

The business is being sold as a going concern and under Transfer of Undertakings (Protection of Employment). Five staff will be included. There are additional staff that are on fixed term contracts and will not be included in TUPE.

YHA FRANCHISE

YHA's network comprises over 100 hostels across England & Wales, with a collection of unique buildings in amazing locations: in cities, national parks, rural, village and coastal locations.

In 2022-23 over 845,000 guests stayed with YHA, with guest satisfaction ratings averaging over 90%.

The YHA network already includes a significant number of independently owned and operated hostels under the YHA brand. YHA is excited to offer the opportunity for the right partner with entrepreneurial ambition and matching values to join the network.

For further information about YHA franchise opportunities please contact Sidney Phillips.



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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