



ANCIENT UNICORN INN

Bowes Barnard Castle, County Durham, DL12 9HL

FREEHOLD: £800,000 | REF: 6450567

KEY HIGHLIGHTS

- Grade II Listed 14-Bedroom Hotel
- Licensed Wedding Venue | Bar & Restaurant(50)
- Village Shop | 2 Bed Owner Accommodation
- outdoor Seating | Landscaped Courtyard
- Land at rear with Planning Permission
- EPC Rating D

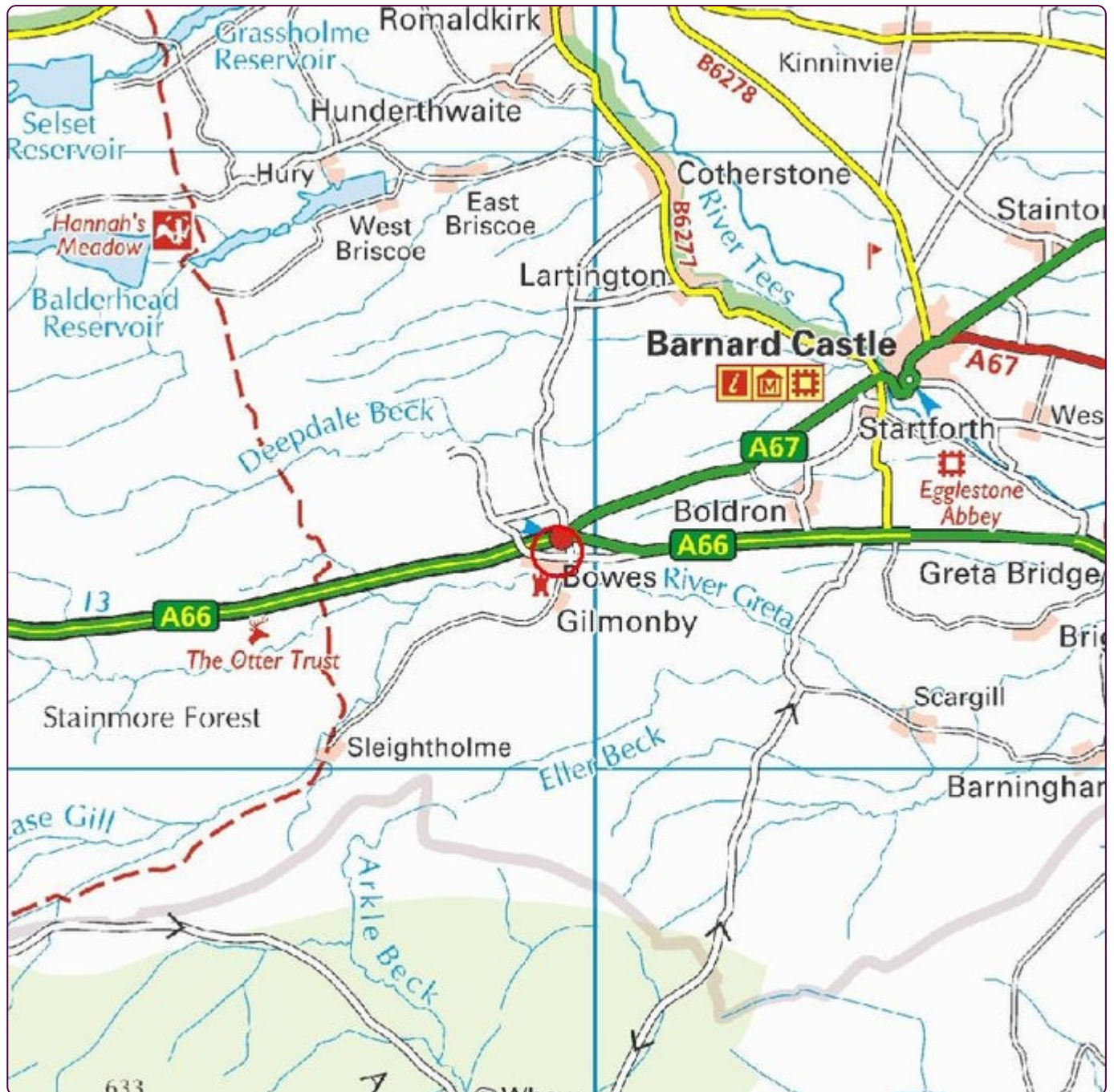
LOCATION

Nestled on a prominent main road in a charming and historic village setting, the property benefits from consistent footfall from tourists, wedding parties, walkers and commuters. It's prime location offers immediate access to the A66 and A1(M) road networks, enabling easy travel across the North East and beyond.

The hotel is perfectly paced between the North Pennines Area of Outstanding Natural Beauty and the Yorkshire Dales National Park, attracting thousands of nature lovers and holidaymakers throughout the year.

The surrounding region boasts a mix of affluent market towns, castles, historic landmarks, and museums - all of which help to drive strong year-round tourism to the area.

The hotel is also on the famous Pennine way walk A hot spot for nature lovers and walking enthusiasts.





DESCRIPTION

A rare opportunity to acquire a thriving and characterful Grade 11 listed hotel with 14 high-quality letting bedrooms, a licensed wedding venue, 50 cover restaurant and bar, and the added benefit of a village shop, benefiting from multiple streams of income, all set in a beautiful rural location.

This well-established and much-loved hotel blends period charm and modern hospitality standards. Guests are drawn to its unique features, relaxed atmosphere, and multi-functional offering making it popular with couples, tourists, and locals alike.

With a recent full wedding licence being granted for 5 years, the venue was once a highly sought after wedding venue, but the licence expired and the current owners have just had it granted again in preparation for the sale to any new owner, providing even more value for the new owners.



THE OPPORTUNITY

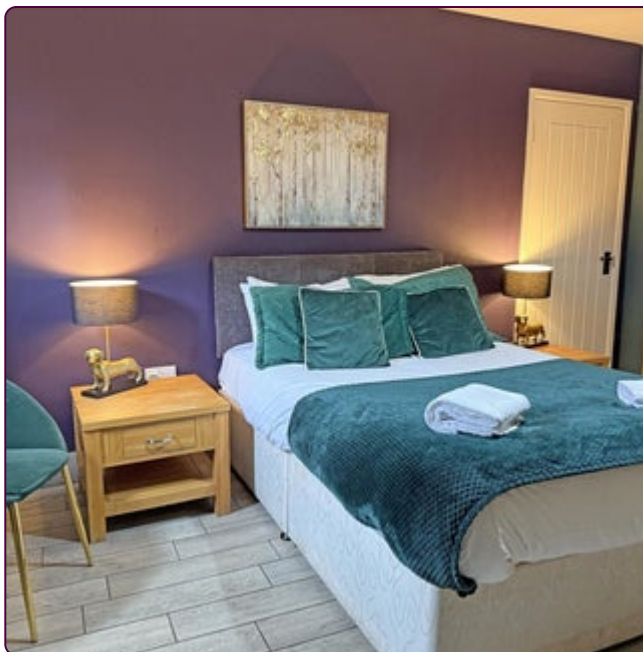
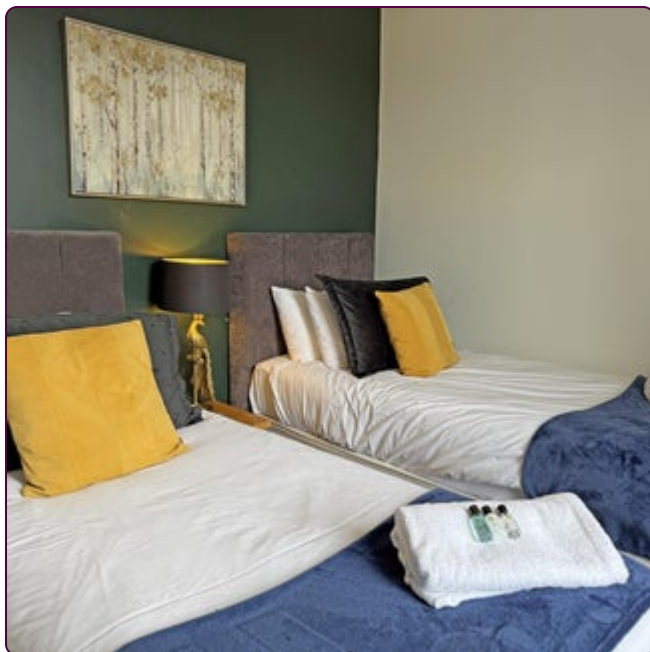
This is a standout investment opportunity for an owner operator, and experienced hotel operator or a developer to take on a hospitality business with substantial upside potential.

Included in the sale is a valuable parcel of land to the rear of the hotel, with current planning permission for a 10-bedroom hotel extension and a 2x 5 bedroom residential dwellings. This opens up a range of development options including luxury lodges, glamping pods, or a caravan site (subject to planning).

Whether looking to expand the hotel's footprint, create a leisure park, or build homes, this sale offers multiple lucrative exit strategies.

The current owners are moving abroad which his why they are selling.





INTERNAL DETAILS

The ground floor comprises 4 key public areas:

Hotel Bar - cosy and character-filled with traditional features

Village Shop - popular with locals, guests, tourists and those driving past on the A66

Restaurant - stylish and quirky dining area with capacity for 50 covers

Function Room - could be used to extend the restaurant, overspill for the bar or function or many other uses.

Back-of-house facilities include male and female WCs, a well-equipped commercial catering kitchen, ample storage, and operational support areas.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale, all kitchen equipment, furniture in all of the bedrooms and downstairs function rooms, all free of any hire or lease agreements (excluding items of personal significance to the current owners). This allows a seamless transition for any incoming buyer.

LETTING ACCOMMODATION

There are 14 beautifully appointed letting bedrooms, each fully refurbished to a high standard with modern amenities, tasteful decor, and a charming boutique feel. Several rooms offer views of the surrounding countryside, making them especially popular with returning guests.

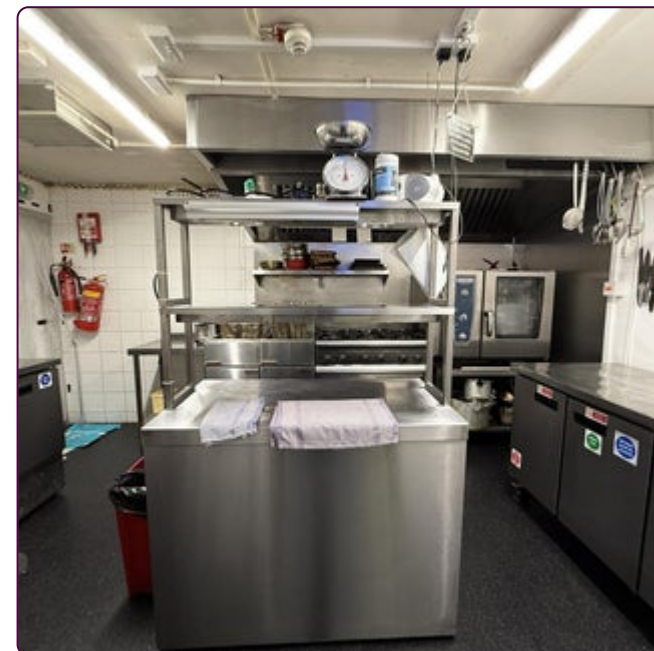
OWNER'S ACCOMMODATION

The property includes a spacious, private two-bedroom apartment, bathroom, and living room. Perfect for on-site management or staff use, this unit could also be converted into an additional income-generating guest suite if preferred.

EXTERNAL DETAILS

Outside, the hotel boasts a cobbled courtyard with garden seating - ideal for dining and drinks in warmer months. There is ample off-street parking for guests and staff, which is a significant advantage for both weddings and overnight stays.

The rear land, included in the freehold, adds a major strategic advantage for future development and value uplift.





TRADING HOURS

- Monday - Thursday: 5.00pm - 11.00pm
- Friday & Sunday: 9.00am - 11.00pm
- Saturday: 9.00am - 11.00pm

These hours can be adjusted by a new operator to suit future operating models or expansion.

PLANNING PERMISSIONS

DM/18/02747/FPA - Conversion and new build construction of former agricultural barns to form three dwellings and a 10 bedroom extension to accommodation.

<https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?keyVal=PETVUJGDN1500&activeTab=summary>

We have scale drawings and plans which can be provided upon request.

BUSINESS RATES

The Rateable Value is £6,000 with effect from 1 April 2023. Prospective buyers are encouraged to verify current rates payable with the Local Authority.





Bowes



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



DAVID CASH

Regional Director (North) - Pubs & Restaurants

T: +44 7736 621 023

E: david.cash@christie.com

CONDITIONS OF SALE

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