

CROSS KEYS

MIDDLESBOROUGH ROAD, GUISBOROUGH, TS14 6RW

SUBSTANTIAL FREEHOLD ROADSIDE PUBLIC HOUSE AND HOTEL FOR SALE



savills



HIGHLIGHTS INCLUDE:



Freehold Public House and Hotel



Prominent Roadside Property



20 Ensuite hotel bedrooms



Property arranged over two levels extending to 14,785 Sq Ft (1,374 Sq M)



Site extending to approx. 6.635 acres



Bar and restaurant areas with seating for 160 covers



Designated parking for 120 vehicles



Substantial offers are invited for the benefit of our clients freehold interest



LOCATION

The Cross Keys is located in the rural area of Upsall, near Guisborough, in North Yorkshire. The property occupies a prominent position situated fronting the A171, a primary route connecting Scarborough with Middlesbrough and providing links to the North York Moors National Park. The property occupies a countryside setting, surrounded by open farmland, woodland and scattered residential properties while remaining accessible to nearby towns and surrounding villages.

DESCRIPTION

The Cross Keys offers a well-established mix of bar, dining and letting accommodation within a detached traditional 19 Century Coaching Inn of stone constructed beneath pitched clay pantile rooves which has been later extended. Internally the property provides bar and restaurant areas with seating for approximately 160 covers, supported by back of house facilities, alongside 20 letting bedrooms arranged to serve both leisure and business guests. The property benefits from an extensive external site area extending to approximately 6.635 acres with an attractive trading area and approximately 120 on-site parking spaces.

ACCOMMODATION

Internally

Internally the property has a large, open plan, broadly L-shaped trading area with central bar servery and various casual dining spaces, a formal restaurant area and function room. The ancillary provision includes customer WCs, large kitchen with preparation, refrigeration and storage, and beer cellar. The hotel accommodation is set over ground and first floor levels, providing 20 ensuite letting bedrooms. There is also a managers flat on the first floor.

Externally

Externally the property benefits from a rear trade patio and lawn for approximately 120 covers. There is parking for approximately 120 vehicles.



LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Ground Floor	974	10,483
1st Floor	400	4,302
Total	1,374	14,785

ROOMS

Room Type	Number
Double	12
Twin	4
Family	4
Total	20





TENURE

The property is held freehold (Title Number CE173104).

PLANNING

The property is not listed and does not sit within a conservation area.

EPC

To be reassessed.

RATEABLE VALUE

2026 - £82,000



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

Substantial offers are invited for the benefit of our client's freehold interest.



FLOORPLAN

Cross Keys, Guisborough

Ground Floor gross internal area = 10,483 sq ft / 974 sq m

First Floor Hotel gross internal area = 3,023 sq ft / 281 sq m

First Floor Flat gross internal area = 1,279 sq ft / 119 sq m

Total gross internal area = 14,785 sq ft / 1,374 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Tom Cunningham

07894 341564

tcunningham@savills.com

Paul Breen

07767 873353

pbreen@savills.com

Harry Heffer

07929 085103

harry.heffer@savills.com

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