



FOR SALE

A Stylish and highly regarded
period property offering an exceptional lifestyle/
investment/redevelopment opportunity within walking
distance of the railway station and historic City Centre

**Lambert
Smith
Hampton**

| **New Holgate Hotel** | 106 – 108 Holgate Road | **York** | YO24 4BB |



Highlights

- 12 well-appointed ensuite letting bedrooms
- Easily operated turnkey business opportunity
- Consistent year round trade in a popular tourist location
- Asset management and redevelopment opportunities, subject to the necessary planning consents
- Offers are invited for the Freehold interest



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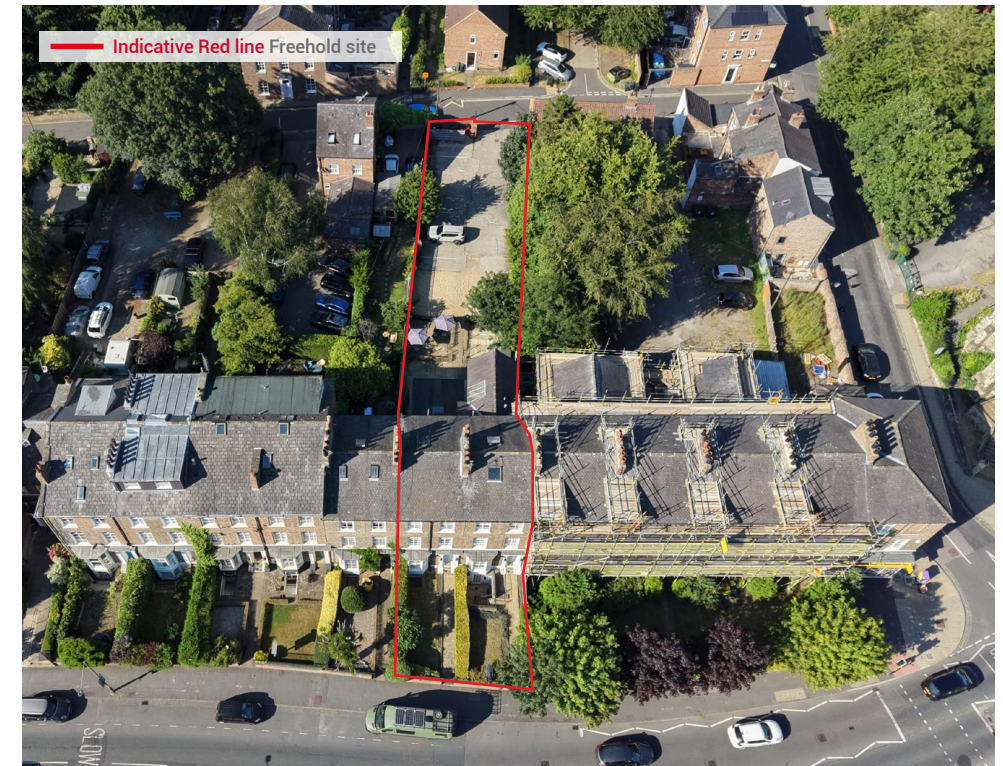


Introduction

H New Holgate Hotel is a historic well-established hotel in one of the most visited tourist cities in the UK.

H Currently with 12-letting bedrooms, with scope to increase, subject to planning, the hotel offers an excellent opportunity to acquire a high quality relatively simple bedroom operation in an outstanding location.

H The hotel benefits from year-round trade and York itself is highly accessible by road and rail and offers a myriad things to do. There are thirty+ world-class museums to explore, one of the best racecourses in the country and a thriving cultural scene, not forgetting, York was recently voted the best place to live in the UK by the Sunday Times.



New Holgate Hotel | 106-108 Holgate Road | York | YO24 4BB |

Location

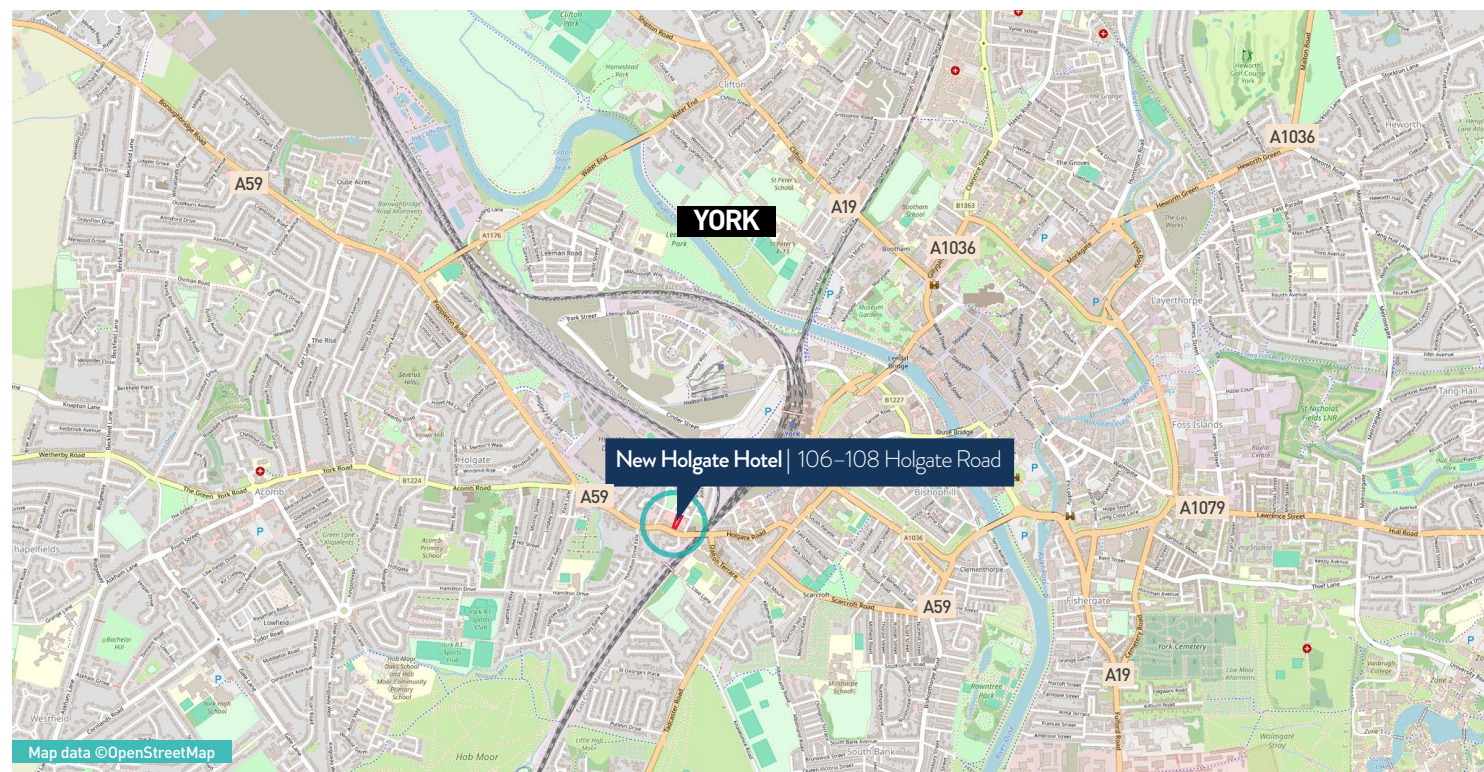
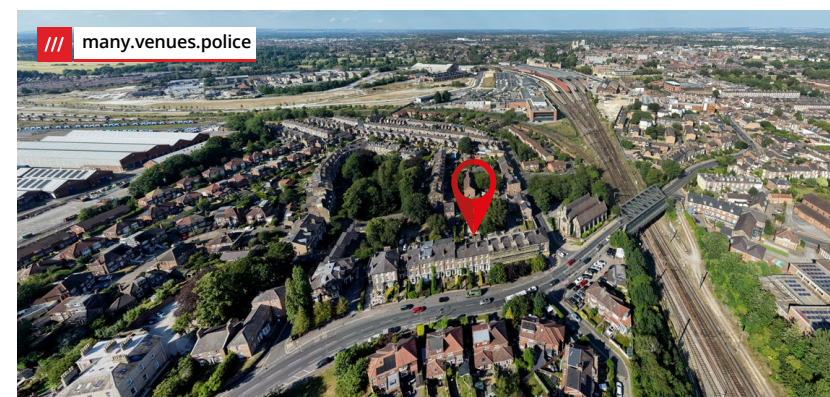
YORK is a premium location, perfectly placed half-way between London and Edinburgh and with the glorious Yorkshire Dales, North York Moors and Wolds right on the doorstep, York is unlike any other English city.

The location benefits from excellent connectivity, serviced by the A19 and A64, which connect to the A1, M1, M62 and beyond. Lying approximately 25 miles northeast of Leeds, 56 miles north of Sheffield, 71 miles northeast of Manchester, 100 miles northeast of Liverpool and approximately 202 miles of London, making it an ideal position for leisure, corporate and event / conference guests visiting the area.

Outstanding transport infrastructure with York railway station located just 0.4 miles to the northeast. As a major stop on the East Coast Main Line, the station offers frequent and direct services to Leeds (approximately 25 minutes), Newcastle (approximately 52 minutes) and London King's Cross (approximately 2 hours), making the location particularly attractive to both business and leisure visitors.



In addition, Leeds Bradford Airport lies approximately 24 miles to the west, providing a wide range of domestic and international connections, further enhancing York's appeal as a well-connected destination for tourism, corporate travel and international visitors alike.

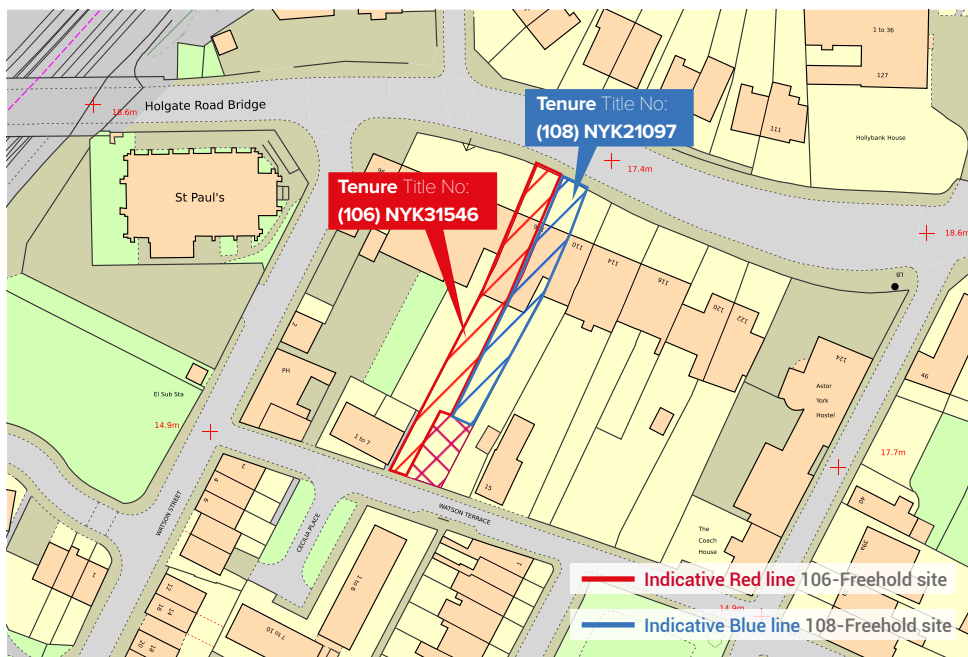


The Property

BACKGROUND

The property is formed from a pair of three-story Victorian town houses dating from 1845-6 which have been altered over time for use as a hotel with several internal modifications to include the addition of ensuite bathrooms, kitchen, lounge and dining areas.

The property has a direct frontage onto public highway Holgate Road, side boundaries with adjoining residential and guest accommodation and a private car park and garden area at the rear with separate access from Watson Terrace.



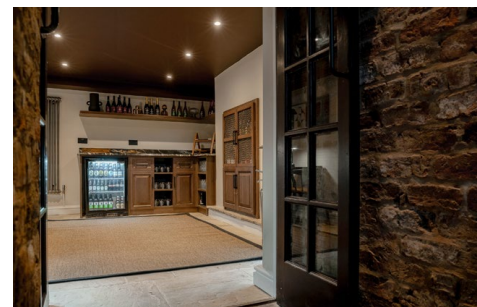


7 PUBLIC AREAS

Walking from Holgate Road into the front entrance of 106, you enter a small foyer which is set on the ground floor leading to the hotel reception / manager's office on your left with the main staircase, providing access to all floors, bedrooms and including the lower ground floor suite, on your right.

At the rear of the reception is a small meeting room or additional room with its self-contained WC. Walking through the property, the area opens into a rear conservatory / breakfast room (20 covers) with overspill seating / games area (down three small Yorkshire stone steps) for overnight guests.

An internal walkway provides further access to two guest WC's, the "Whiskey Lounge" is on lower ground floor with games room / bar for overnight guests, and a secondary staircase providing access to all floors and bedrooms within 108.





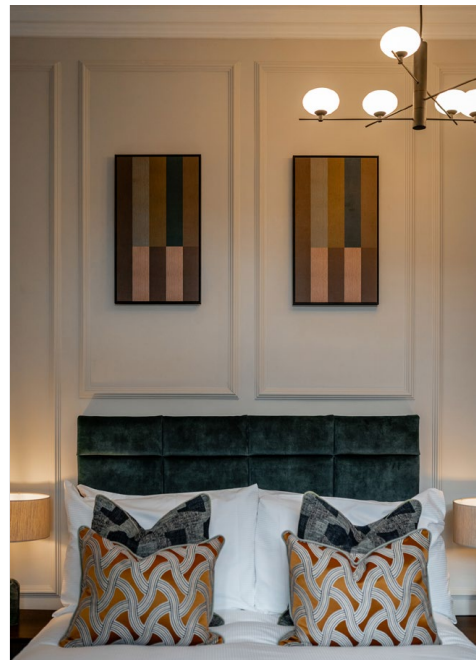
4 LETTING BEDROOMS

The bedroom accommodation is all to a high standard, all with en-suite facilities, arranged as follows:

CATEGORY	QTY
Classic Double	3
Luxury Double	3
Luxury King	4
Suites (with separate living room)	2
Total	12

Each bedroom comprises stylish furnishings, television, Wi-Fi, hairdryer and tea and coffee making facilities. The bathrooms have tiled floors and walls with each bathroom containing a walk-in shower, a washbasin, WC, and towel rail as standard. One Luxury Double and one Suite offer a bath and separate shower.

All rooms are of an excellent standard and offer clean and modern furnishing and equipment. Two further rooms (situated within the roof space/attic) are not currently in use.



SERVICE AREAS

The main service area within the Hotel is an administration office located to the rear of reception. There are several storerooms / housekeeping rooms throughout the hotel.

EXTERNAL AREAS

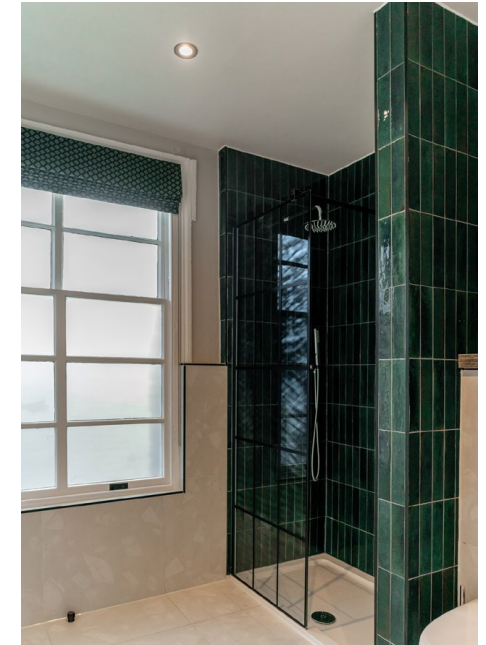
Externally, the property benefits from a large rear external seating area and walled garden offering a rare advantage within the city, off street parking for approximately 14 vehicles.

Further expansion / redevelopment of this area may be possible (previous planning permission for a detached two-story building within the car park providing two additional flats).

The property offers a unique opportunity to provide for holiday lets, serviced accommodation, long-term rental, or the return to two individual town houses, subject to the necessary permissions.

SERVICES

We understand the property is connected to all mains services.



FURTHER INFORMATION

Rating Assessment

Guest Hotel and Premises - Ratable Value of **£27,000 (April 2026)**.

Interested parties should make their own enquiries of the Local Planning Authority.

Planning

Grade II Listed building and is situated within the St Paul's Square / Holgate Road conservation area. Interested parties should make their own enquiries of the Local planning Authority in this regard.

Tenure

Freehold. Title No's **NYK21097 (106)** and **NYK31546(108)**.

EPC

106 & 108 - C (61) issued on the 23rd May 2022 and valid until 26th May 2032.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Trade

The hotel trades as an independent hotel with income generated from both tourist and corporate trade. York is a year-round destination, and the constant flow of tourists means the hotel is ideally placed to capture high occupancy throughout the year. Trade has grown each year since the pandemic and as a predominantly accommodation only business. The cost base is low and therefore offers an outstanding opportunity to produce significant profit levels year on year.

Full detail of the business, trading accounts and a full inventory will only be made available to registered parties who have viewed the property.

VAT

The property is elected for VAT and it is anticipated the transaction will be treated as a transfer of a going concern (TOGC).

ANTI MONEY LAUNDERING

In accordance with AML regulations, the purchaser will need to provide information including the source of funding to complete the purchase.

Price and Method Of Sale

Offers are invited for the **Freehold "turn-key" opportunity**.

It is intended that a sale of the operational business, to include principal fixtures, fittings and goodwill, will be executed at the earliest opportunity and all expressions of interest must be registered within 4-6 weeks allowing parties to undertake due diligence and submit offers. All offers are invited and must be supported by proof of funding.

Contacts

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We ask any interested party to appreciate the confidential nature of this instruction.

Under no circumstances must any approach be made directly to the Hotel.

SALE ON BEHALF OF THE JOINT LPA RECEIVERS

The Freehold property is being marketed for sale on behalf of the Joint Law of Property Act Receivers ("JLPAR") of Waldegrave House Limited Pension Scheme and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Directors and the JLPAR to the best of their knowledge. Prospective purchasers must rely solely upon their own enquiries. JLPAR are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

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