



The Green Dragon Hardraw, North Yorkshire

- Tremendously characterful Yorkshire Dales inn with superb variety of letting accommodation
- At the entrance to the famous Hardraw Force waterfall
- Includes large underutilised dining and function room
- Turnover around £400,000 net of VAT and tremendous scope to increase

£120,000 - New 20 year free of tie lease

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Very well known and having featured on TV, the Green Dragon is a tremendously characterful country village inn with a superb variety of letting accommodation, large function and dining room and a marvellous trading location at the entrance to the famous Hardraw Force.

Reputed to be the highest unbroken above ground waterfall in England, Hardraw Force is a popular Yorkshire Dales visitor attraction. Indeed, the falls have drawn visitors for centuries, including Wordsworth and Turner, and more recently they were used as a location for the film, Robin Hood Prince of Thieves. The gorge and land leading to the falls is used for concerts, camping and caravans, gatherings and events and a visitor centre is almost complete, whilst all around is glorious Yorkshire Dales walking and touring country. Adding further to the attraction and reputation of the area, the Tour de France 2014 passes just a few hundred yards from the Green Dragon.

All in all the Green Dragon has to be one of the best located inns in the Yorkshire Dales. It is a superb base for visitors set in beautiful countryside and has a popular visitor attraction on its doorstep. The owner wishes to step back from operating the inn and a brand-new lease is offered, therefore, giving the new lessee an opportunity to share in the exciting developments at this famous Yorkshire Dales tourist spot.

THE PROPERTY

The Green Dragon is a superbly restored centuries old inn with adjoining cottage and large rear extensions which incorporate function room, large kitchen, excellent bunk accommodation and a marvellous variety of letting bedrooms and suites.

PUBLIC AREAS

Main entrance from the front via a lobby. On the left are three tremendously characterful bar areas set around a centrally positioned bar counter and servery and with marvellous open fires and traditional stone flagged floor and timbers. On the right of the entrance lobby are two further attractive snug rooms. Through to the rear a hallway leads to ladies and gents toilet facilities and beyond the hallway is the function room which has its own bar counter and caters for up to 120 at dining functions.

LETTING BEDROOMS

The Green Dragon has 22 letting bedrooms to sleep 76 (8 double or twin, 2 family and 12 bunk rooms). The double or twin and family rooms and one of the bunk rooms have en suite facilities whilst the remaining bunk rooms have the use of separate ladies and gents shower and wc areas.

Letting bedroom facilities comprise the follow:

Above the inn – 2 characterful letting bedrooms including one suite with sitting room.



The bunk rooms – all situated at first floor level, principally above the function room, in rooms to sleep 2, 3, 4 or 6 persons and for a total of 51. Shared use of a bunk house kitchen.

The Lodge – A two storey property with 7 modern letting rooms or apartments, two of which include sitting room and kitchen facilities.

Swaledale – A double bedroom with en suite facilities which is located close to the Lodge.

THE COTTAGE

Immediately adjacent to the inn at the front of the property is a lovely self-catering cottage with ground floor hall, kitchen and sitting room and first floor bathroom and 3 bedrooms to sleep a total of 5.

OWNER'S ACCOMMODATION

At present the Green Dragon does not have any specific accommodation set aside for owners but for those wishing to enjoy the benefits of living on site there are plenty of facilities which would be suitable including the self-catering cottage and suites within the Lodge.

STAFF ACCOMMODATION

Two staff double bedrooms. Both bedrooms have en suite shower room/wc, and one includes a kitchen area.

SERVICE AREAS

Large commercial catering kitchen and adjacent refrigeration and freezer store. Laundry room. Two beer cellars.

OUTSIDE

Front seating area. Shared driveway to one side leading through to a shared rear car park. Access for neighbouring property including visitor centre and the famous Hardraw waterfall and grounds.

SERVICES

North Yorkshire County Council - Tel: 0845 8 72 73 74

Mains electricity, water and drainage. LP Gas for cooking. Oil-fired central heating.

Hardraw, Hawes, North Yorkshire, DL8 3LZ



LICENCES

Premises Licence.

WEBSITE

www.greendragonhardraw.com

TRADE

Accounts for the year ended 31 March 2012 show turnover £402,077 net of VAT and adjusted trading profits of £102,513. The owners report net turnover £394,000 for the year to March 2013. They have spent a great deal of time and expense improving and adding to the facilities at the Green Dragon and now all is set fair for new operators to reap the benefits. Tremendous scope exists for increasing trade (catering for weddings for example) and there is potential to work hand in glove with the owner to further improve facilities and trading potential at the inn and to cater for events in the adjacent waterfall grounds.

LEASE TERMS

A new 20 year free of tie, full repairing and insuring lease is available from the freehold operator at an initial rent of £60,000 per annum, subject to rent review at the end of the third year and then five yearly thereafter.

PRICE

£120,000 for the benefit of a new lease complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

MILEAGES & DIRECTIONS

Hawes about 1.5 miles, Sedburgh 15, Ingletton 18, Leyburn 18, Settle 23, Kendal 27, Leeds 74, Manchester 94 and London 260.

The Green Dragon is easily found in the pretty village of Hardraw next to the church and only a short drive off the A684 cross country tourist route through the Yorkshire Dales linking the M6 to the west and A1 to the east.

FINANCE

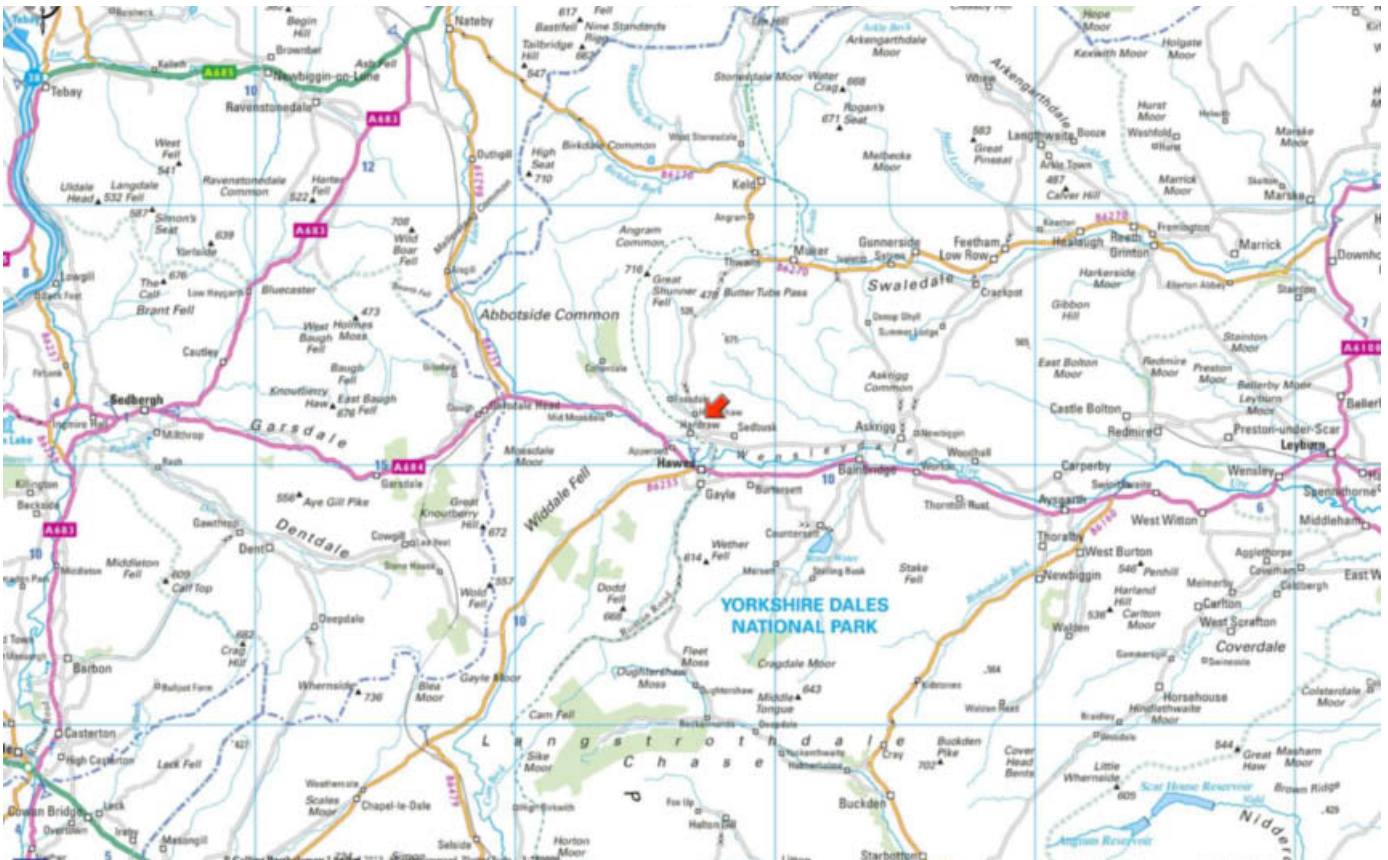
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



Harddraw, Hawes, North Yorkshire, DL8 3LZ



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Colliers
INTERNATIONAL

Energy Performance Certificate

Non-Domestic Building



The Green Dragon Inn
Hardraw
HAWES
DL8 3LZ

Certificate Reference Number:
9258-3029-0672-0400-1601

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **86** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1168
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	195.65

Benchmarks

Buildings similar to this one could have ratings as follows:

48 If newly built

128 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software:	Lifespan SBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference:	282664250000
Assessor Name:	Martin Hallatt
Assessor Number:	STER500164
Accreditation Scheme:	Sterling Accreditation
Employer/Trading Name:	Hallatt Associates
Employer/Trading Address:	1 Victoria Avenue, HARROGATE, HG1 1EQ
Issue Date:	08 Apr 2013
Valid Until:	07 Apr 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner
Recommendations for improving the property are contained in Report Reference Number: 0120-0447-5629-8209-6002	

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**