



The Wisteria Hotel, 4 Catmose Street, Oakham, Rutland LE15 6HW

Exceptional 25 Bedroom Hotel For Sale

£1,800,000 Freehold for the property and business

Located in the Heart of Rutland

- 25 Bedroom Market Town Hotel for sale
- Freehold - business being sold as a going concern
- Car parking and patio/garden
- Function rooms and restaurant facilities
- Character bar area
- £1,800,000 guide price
- No1 hotel in Rutland based on traveller ranking from TripAdvisor reviews

Summary

Price - £1,800,000
Rooms - 25 En suite letting rooms
Size - Circa 15,000 sq ft
VAT - Not applicable
Rateable Value - £25,500
EPC - C (63)
Finance - Available Subject to status

Description

The Wisteria is a long establish hotel situated in the heart of Oakham, the County town of Ancient Rutland. The Hotel has been owned and occupied by the current family owners since 2018, Prior to this the hotel was owned by the same family for nearly 30 years.

Since 2018, the hotel has had significant investment in the bedrooms, and offers a range of individually designed rooms, 25 in total and all en-suite.

The premises feature a charming bar and restaurant located in the oldest part of the building, offering approximately 45 covers for both lunch and evening service in a setting full of character and historic appeal. Adjacent to this is a second dining area, accommodating up to 50 guests across 3 connecting rooms, used for private dining, events, and breakfast service. A cosy snug, seating 12, provides a perfect setting for afternoon tea and light refreshments. To the rear of the property, a versatile function suite includes a first-floor event space capable of seating up to 80 guests, as well as a ground-floor room with seating for 50, complete with its own bar servery and self-contained W/C facilities.

The property also houses a 3-bedroom owner's apartment, which is currently occupied as staff accommodation.

Location

Oakham is a popular Market town and boasts to be the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Terms

Offered for sale freehold as a transfer of a going concern to include the freehold interest in the property, goodwill and fixtures and fittings.

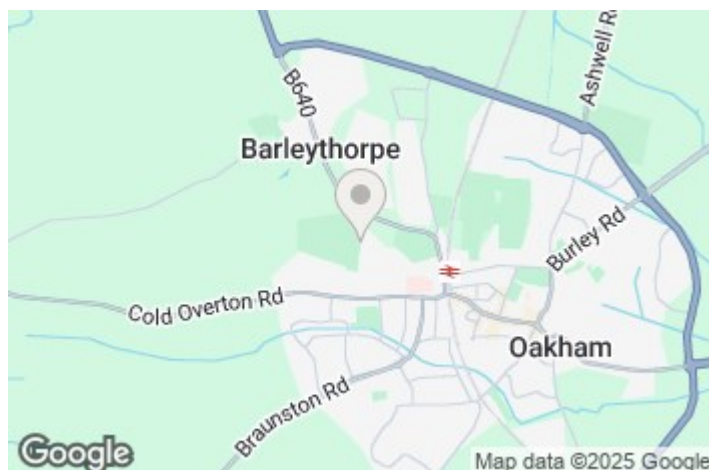
TUPE will apply for the staff.

Stock will be purchased at valuation on the day of completion.

Guide price £1.8m (No VAT)

Food and Beverage Licence

The current owners run the hotel with a licence in place for the food and beverage at a fixed monthly cost. Full terms of this can be made available on request.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330





Unit 18 Midland Court, Oakham, Rutland, LE15 6RA
 Tel: 01664 431330
 Email: office@pandfcommercial.com
 Website: pandfcommercial.com

P&F | Pepperdine & Freckingham
 commercial sales & lettings