

# DABRO & ASSOCIATES

LEISURE, LICENSED & COMMERCIAL PROPERTY CONSULTANTS

[www.dabro-associates.co.uk](http://www.dabro-associates.co.uk)



## The Lowther Hotel & Complex

Aire Street, Goole, East Yorkshire, DN14 5QW

- Grade II\* listed and fully restored building
- Officially the Oldest Hotel in the country
- 12 ensuite bedrooms and suites with modern amenities.
- Potential for a further 10/12 letting rooms
- Bar and Restaurant, Night Club, Function & Wedding Facilities
- Separate, Coach House, Court Yard, Restaurant with Coco Havana Bar.
- Profitable and trading business

Please see the clients website: [www.lowtherhotel.co.uk](http://www.lowtherhotel.co.uk)

**Freehold £975,000, including fixture & fittings**

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## Goole

After a long number of years of decline, Goole started its rise again some 10 years ago. This seems to be gaining momentum. While Goole has a population of around 19,000, the catchment area is over 100,000. This includes many small villages and towns that have Goole as their main shopping and leisure area

ABP are running the docks at almost full capacity, even bringing old buildings back into use that not long ago were classed as a nuisance and expected to be demolished. The town has now got more investment appearing, including Costa, Domino's Pizza, and Subway recently investing. The recent development at Junction 36 (one mile from the town centre) includes MacDonald's, Brewers Faire, a newly expanded Premier Inn and a 60 bay (a very large) lorry park. Junction 36 of the M62 is approximately a mile from the M18 making Goole easily accessible to most of the country. It also has good rail links, sea links (with the docks) and a canal link to the rest of Yorkshire. This also provides a possible tourist economy with the waterways museum and the rare industrial heritage of the town.

The town is just over half an hour from Leeds, Hull and most of South Yorkshire. It is twenty mins to Doncaster and about three quarters of an hour to York.

Nearby Capital Park at Junction 36 already has Guardian Glass, and Tesco Distribution Centre. Siemens have also announced a very large investment to build a train factory there too and have recently won the £1.5 bn for London Underground trains ensuring that the build goes ahead. Clearly the area is well placed for access to the rest of the country and has easy logistics for goods and services. This has been recognized by several large businesses and Andrew Percy (the local MP) has been in talks with a number of other businesses with a view to further investment. There are also plans to extend the town with outline planning permission for 800 houses and a new school on Rawcliffe Road.

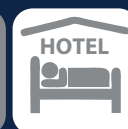
Goole has a very safe night economy which is centered around the Aire Street area consisting of pubs, bars, restaurants, nightclubs and two hotels.

## The Lowther details and history

The Hotel was built in 1824 and was the very first building in Goole. Built by Sir Edward Banks (famous for building two bridges over the Thames) this was two years before the dock was opened. It was bought by the Aire and Calder Navigation Company (the people who built the dock and canal) in 1828.

The Aire and Calder used the rooms on the first floor at the front of the building as their board room and Chairman's office where they had murals painted. They used these up to the 1960's. These have recently been rediscovered and renovated along with the restoration of the building, making it one of the most important buildings in Britain because of its industrial heritage. The murals in the board room show a view of Goole in 1828 from the other side of the river. This shows how quickly Goole grew in a very short space of time. It also shows The Lowther from the side and shows that as well as the portico on the front, it also had one on the side of the building. We believe that this was the entrance where the luggage was unloaded, after the Lady and

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Gentleman had been set down at the front of the building, before the coach and horses were taken around the back to be stored in the coach house and stabled.

The hotel was a very prestigious hotel in the 1800's and had much money spent on it. It had a Minton floor installed somewhere between 1878 and 1882. This has been rediscovered and restored and is now in daily use in the entrance and hotel reception.

Goole is only one of two company towns not created by Quakers. Because it was the very first building it was where most things in the town started. The school started here along with the Magistrates Court, church services were held here, and the local Masonic lodge started here.

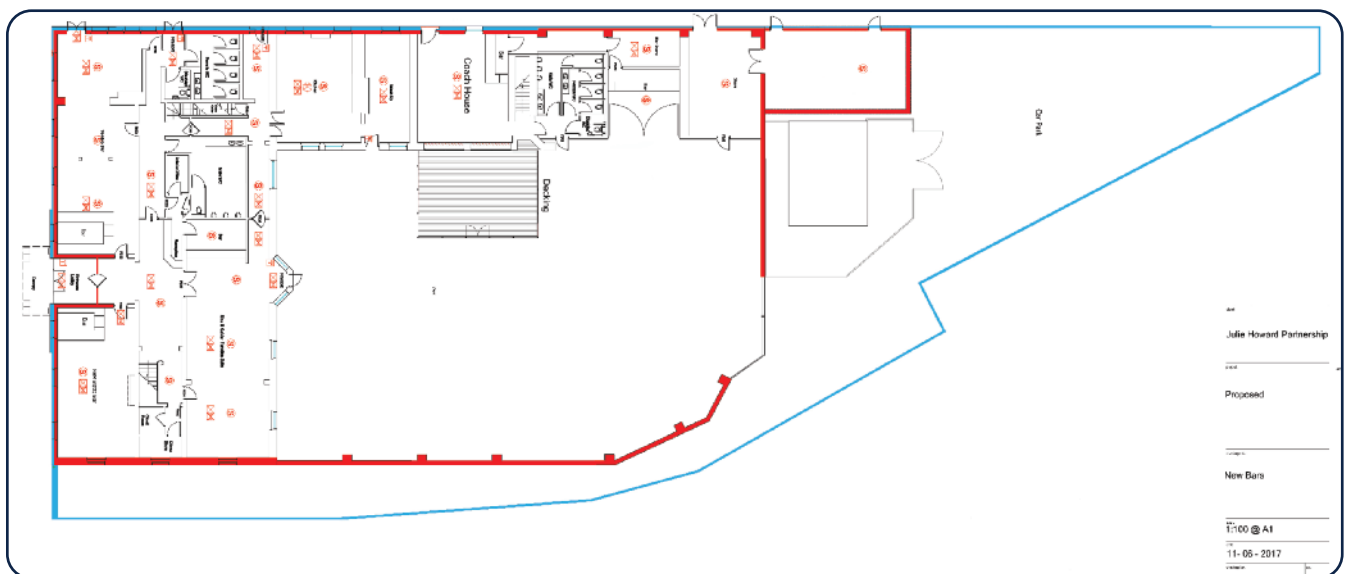
Because all decisions were made here, no town hall was built in Goole.

To celebrate the opening of the first dock on July 20th, 1826, there was a ceremony where there was a ship's canon gun salute from one of Sir Edward's ships. One of these cannons was put on the front portico to commemorate this and remained there until 1969 when it was unfortunately stolen. Many stories are still told in Goole about who stole it and where it is now, all good fun.

After frequent requests we have put a replica of the original back where it belongs to celebrate the Lowther Hotel being reopened as the prestigious hotel it once was. It has an amazing history from bombings to the Riot Act all of which add interest.

It was bought by the current owners, Julie Howard Partnership in 2008 and underwent full renovation, and reopened on the 19th August 2010 with many of its original features either restored or replaced. Then after the disastrous fire in October 2016 when the Royal Clarence Hotel burnt down the Lowther Hotel in Goole was declared the OLDEST HOTEL IN THE COUNTRY, even awarded a blue plaque by the Civic Society.

## Site Plan



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## ACCOMMODATION

The Lowther hotel comprises of a number of "profit centres" within the hotel footprint.

### Ground Floor

Entrance to the hotel is via the impressive portico and leads to the reception. The ground floor is attractively presented and includes the Voodoo Chilli Night Club (which can be accessed direct from Adam Street), Eddies Bar & Bistro Restaurant (with an extensive selection of Vodka's) and the Aire & Calder Suite, which can be used for both conferences and celebratory events and opens out to the enclosed Georgian cobbled courtyard, to the rear. Each of the three separate areas has its own bar servery.

The separate and modern Ladies & Gents toilets and Disabled toilet are located on the ground floor.

**The Lower Ground Floor** comprises of the Beer cellar, secure Bottle room, Housekeeping, extensive storage including a walk-in freezer, staff changing area and staff toilets.

### 1st Floor

The impressive staircase takes you to the 1st floor, which comprises the historic and beautifully restored Mural Rooms, which is licensed for weddings and is also suitable for receptions and conferences. These rooms can be used separately as three rooms or used as one. There are two doubles/twin rooms on this floor, with 6ft Silentnight beds. All rooms in the hotel are ensuite, with a combination of shower, or shower over bath. Each impressive carpeted room includes:

Large flat screen TVs, with Freeview, ipad & iphone docking stations, with alarm and radio, modern furniture and tea & coffee facilities. There is a stair lift to the first floor for those who find stairs difficult.

Each of the rooms had been designed by the



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owner, which adds modern décor to the historic building. This floor also offers a serving kitchen, a bedroom which is currently used for storage and a bedroom which offers a bar and standing area, to compliment events in the Mural Room. Should a new owner wish to make the maximum use of room income, then there is potential, on this floor to increase the rooms by three.

## 2nd Floor

Comprises of 10 ensuite letting bedrooms, with a combination of doubles, twins and one single. Each is attractively decorated and combines the history with modernity. Each room is either shower, or shower over bath, with modern furniture and follows to high standard of décor which is produced throughout the hotel. In addition, there is separate office space on this floor, comprising of four separate rooms.



## THE COURTYARD

### The Coach House

This is accessed from Adam Street to the side or via the Courtyard and is the original coach house. Specialising in a large range of gins it now offers an attractive two floor bar, with external decking, with seating (16). Bar and seating is located on the ground floor, as are the toilets, while the 1st floor offers casual seating and regularly hosts live music, which is well supported. The interior utilises the original brickwork and beams to create an attractive environment.

### The Coco Havana Bar

This bar enables the Courtyard to be used for live music, DJ's etc from the stage opposite, with a bar servery which has a glass wall that opens out on to an area of decking, enabling customers to have a drink, while making the most of the outside facilities. This facility is Accessed via the Coach House, the Courtyard and J D's Restaurant. It is also available as part of a party/wedding package and is utilised for varied outside events during the Summer period.

### JD Grill

This is the latest addition to the offerings at the complex. JD Grill currently comprises of a closed restaurant with some Take Away, offering gourmet burgers etc, which can be accessed either via the rear of the Lowther (from the Courtyard) or from Adam Street at the side of the Lowther. This facility offers a kitchen, servery and seating, which would allow a new owner to utilise the facilities for alternative options.

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## EXTERNAL

The property is direct to Aire Street to the front, with the Coach House, Coco Havana Bar & JD Grill to the left elevation. There is also a Cash Machine between the Coach House and JD's Grill. There is an area to the rear of the Courtyard, which is currently used for parking, but could accommodate approx. 10 additional letting rooms (STP). The rear and right elevation are surrounded by buildings, walls and industrial fencing, which ensures the Courtyard area secure.

Please visit [www.lowtherhotel.co.uk](http://www.lowtherhotel.co.uk), to access additional information and pictures.



## THE BUSINESS

The Lowther Complex offers a variety of "profit centres", with the bars, restaurants and external facilities. Open 364 days of the year (closed Christmas Day), the Lowther Hotel itself offers Visit Britain, 3-star service and facilities. The hotel caters for businessmen, tourists, visitors, christenings, retirement parties, Christmas parties, funeral teas and wedding parties. The owners of the Lowther are qualified and recognised historical building restorers, who fell in love with the Lowther, once they had finished their previous restorations. So much so, that two generations of the family have worked hard to ensure that the Lowther was not only maintained as the Oldest Hotel in the country, but the "go-to" place in Goole and surrounding areas of East Yorkshire.

The combined complex net turnover for 2017, was close to £740,000, with an adjusted net profit of over £100,000. Profit & Loss financial information can be made available on viewing or by request to the sole agents, Dabro & Associates on [dabroandco@gmail.com](mailto:dabroandco@gmail.com)

The family have dedicated the last 10 years to restoring the building and establishing a very popular venue and a profitable business. They now feel that an experienced owner/operator could now take it to the next level and they can take a well-earned rest!

## LICENCE

We are advised that the premises have been granted Full on Licence Act of 2003.

Licensing hours are 8.00am to 6.00am, seven days a week for the whole site.

## SERVICES

We are advised that the premises benefits from mains water, electricity, gas and drainage (with JD's using LPG). The property benefits from Gas Central Heating.

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## LOCAL AUTHORITY

East Riding of Yorkshire Council, 2018 Rateable Value of £14,000 annually


## TENURE

We are advised that the property is offered Freehold and includes the trading business and fixture & fittings.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Performance Certificate

Non-Domestic Building




Lowther Hotel  
Aire Street  
GOOLE  
DN14 5QW

**Certificate Reference Number:**  
0240-7901-0342-8500-7084

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



**A+** 0-25  
**A** 26-50  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**65** This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1248
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	133.5
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>33</b>	If newly built
<b>87</b>	If typical of the existing stock

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