



CRAB MANOR HOTEL AND CRAB AND LOBSTER RESTAURANT

Dishforth Road, Asenby, Thirsk, YO7 3QL

Long Leasehold Hotel and Restaurant for Sale

savills

EXECUTIVE SUMMARY

Savills has been instructed to sell the long leasehold interest of the renowned Crab Manor Hotel and Crab and Lobster Restaurant, located in Thirsk, North Yorkshire.

A rare opportunity to acquire the long leasehold interest in one of North Yorkshire's most distinctive boutique hospitality venues, comprising a highly reputable restaurant and hotel, set within an attractive rural location.

KEY FEATURES

- The property provides 20 individually designed en-suite bedrooms, offering boutique character.
- The main restaurant accommodates 40 covers, complemented by a 42-cover conservatory and 60 outdoor covers.
- Private dining is available within the dedicated seafood restaurant, seating up to 16 guests and benefiting from an exclusive roof terrace with attractive garden views.
- Two air-conditioned rooms provide flexible space for weddings and private functions; the garden can accommodate up to 130 guests, while the combined restaurant and pavilion can host up to 100.





CRAB MANOR HOTEL AND CRAB AND LOBSTER RESTAURANT

THIRSK (7 MILES)

RIPON (8 MILES)

YORK (21 MILES)

LEEDS (32 MILES)

WHETHERBY (20 MILES)

Distances are approximate

THE HOTEL

- The hotel offers 20 individually styled luxury rooms, each themed around famous global destinations.
- Rooms are situated within the 18th Century Georgian Manor and its landscaped grounds, including garden rooms, thatched lodges, log cabins and luxury suites.
- Many rooms feature private hot tubs, saunas, roll-top baths and underfloor heating.
- Guests can enjoy the hotel's extensive landscaped gardens, before dining at the award winning restaurant.
- The property is known for offering a quirky, travel-inspired experience, making it ideal for special occasions.



LOCATION

Set just outside the historic market town of Thirsk, the Crab and Lobster Hotel enjoys a prime position in the heart of North Yorkshire's countryside. Surrounded by rural landscapes yet offering excellent accessibility, the hotel is conveniently located just 7 miles from Thirsk and sits within short distance from the A1 (M), making it an effortless destination for guests traveling across the region.

From this charming setting, visitors can easily explore the nearby towns and attractions. The hotel lies approximately 20 miles north of Wetherby by via the A1 (M) and around 20 miles to the northwest of the historic city of York, placing some of Yorkshires most desirable destinations within easy reach.

Its countryside location offers a tranquil backdrop, while still allowing guests to enjoy the culture, heritage, shopping, and dining through some of North Yorkshire's most desirable towns.

Blending convenience with scenic surroundings, the Crab and Lobster Hotel provides an ideal base for leisure breaks and celebrations - perfectly positioned for discovering everything that the region has to offer.



ACCOMMODATION

Accommodation at the Crab and Lobster is offered across a collection of uniquely themed en-suite bedrooms, each inspired by iconic destinations from around the world. The hotel features 20 individually designed bedrooms, ranging from elegant suites within the Georgian manor house to tranquil garden rooms, thatched lodges and Scandinavian-style log cabins situated throughout the grounds.

The hotel design is inspired from locations around the globe - from the Burj Al Arab in Dubai to the Shangri-La in Beijing, and even the tropical ambience of Bora Bora.



Room Type	No. Rooms
Standard	8
Luxury	9
Suites	3

FOOD & BEVERAGE

Guests can enjoy dining across a range of characterful spaces – from the individually-styled main restaurant to the relaxed bar area, or outdoors on the terrace and within the pavilion. The restaurant has held two AA rosettes.

Across its various dining areas, the venue offers flexibility for different occasions, with the Seafood room providing an intimate private dining option for up to 16 guests, complete with its own outdoor terraced overlooking the gardens.



Room Type	Covers
Crab & Lobster Restaurant	40
Conservatory (Pavillion)	42
Outside	60
Seafood Room (Private Dining)	16
The Bar	18
4 Pods	16 Covers

PHOTO GALLERY



GENERAL INFORMATION

SERVICES

The property is connected to mains water, electricity and drainage.

TENURE

The property is held Long Leasehold for 250 years with effect from 20 February 2020. The passing rent is of £133,150 from March 2026 and is reviewable annually to RPI with a collar and cap at 1% and 5%.

There is a possibility to acquire the freehold interest subject to separate negotiation.

ENERGY RATING

Available upon request.

TRADING

The Business currently trades as a full service hotel and restaurant

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

GUIDE PRICE

£3,500,000

CONTACT

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LICENCE

The Hotel has a Premises and Civil Ceremonies Licence

VAT

Should the sale of the property or any right to be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade Inventory will be included in the sale.

LOCAL AUTHORITY

For all planning enquiries please contact North Yorkshire Council on 01609 780 780. The property benefits from planning permission to demolish and replace the manor conservatory with a larger footprint offering a separate wedding & event space (HGTZC24/01241/FUL).

RATEABLE VALUE

The hotel has Rateable Value of £191,000.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

