



Freemasons Arms , Nosterfield, Bedale, DL8 2QP
£3,000 Per Calendar Month

JOPLINGS
Property Consultants



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Available Now, The Freemasons Arms is a fantastic example of a traditional North Yorkshire village pub serving excellent food and quality real ales. Immaculately presented in a way that is sympathetic to the age of the building but with modern and contemporary influences.

A new tenancy will require a long-term lease however the present Landlord/Owner is agreeable to a Break Clause after 3 years. A rent review will also, following negotiation be included within the lease agreement.

- Immaculately presented food led village pub
- 2 Bedroom Owner's Accommodation
- Grade 2 Listed
- EPC for The Freemasons Arms TBC
- Deposit Required - TBC
- Rent Free Period Available by Negotiation
- Flexible Terms
- Long-Term Let

DIRECTIONS

From Ripon take the A6108 towards Masham. Proceed through the village of North Stainley and into the village of West Tanfield. Proceed straight over the roundabout onto Mowbray Terrace and continue for approximately 1.5 miles. At the cross roads, turn right onto the B6267. Carry on into the village of Nosterfield where you will find The Freemasons Arms on the right hand side.



PROPERTY

THE OPPORTUNITY

The Freemasons Arms presents a fantastic opportunity to acquire an established business with an excellent reputation.

The Freemasons would suit an operator looking to replicate our client's model but realistically an owner-operator living on site would be best positioned to drive the business forward, maximise its potential and afford themselves the benefits of living on site.

TRADING INFORMATION

Gross turnover for the period Jul 21 - June 22 is c. £396,000 . Sensible forecasts once fully reopened for a 12 month period, suggest a gross turnover of c. £446,000.

BUSINESS RATES

The Rateable Value as per the April 2017 list is £12,950. Confirmation of rates payable should be sought from the Local Authority.

INTERNAL DETAILS

The main entrance doorway leads straight into a welcoming bar area with seating for around 18 and further standing room for more customers. The restaurant area is separated by a chimney breast with wood fuelled stove and seats a total of 36 customers. Ancillary areas include a beer cellar, fully equipped commercial grade catering kitchen, storage areas as well as customer toilets.

FIXTURES AND FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our client.

EXTERNAL DETAILS

There is outside seating to the front of the pub providing for around 48 customers. This area has recently been redeveloped and improved, with the introduction of an Indian Stone patio. The car park is across the main road and there is ample parking elsewhere in the village.

OWNER'S ACCOMMODATION

At first floor level, accessed via an internal staircase behind the bar, is recently refurbished and very well presented, two bedroom owner's accommodation, with open plan lounge/kitchen area and shower room.

LEGAL COSTS

In reference to the commercial lease, rent deposit deed and commercial agreement, the incoming tenant will be responsible for all costs.

ADDITIONAL INFORMATION

In accordance with The Estate Agents Act 1979, prospective purchasers please note that the vendor is a relative of an employee of Joplings Estate Agents.

SERVICES

Mains Water
Electricity
Drainage
Oil fired central heating

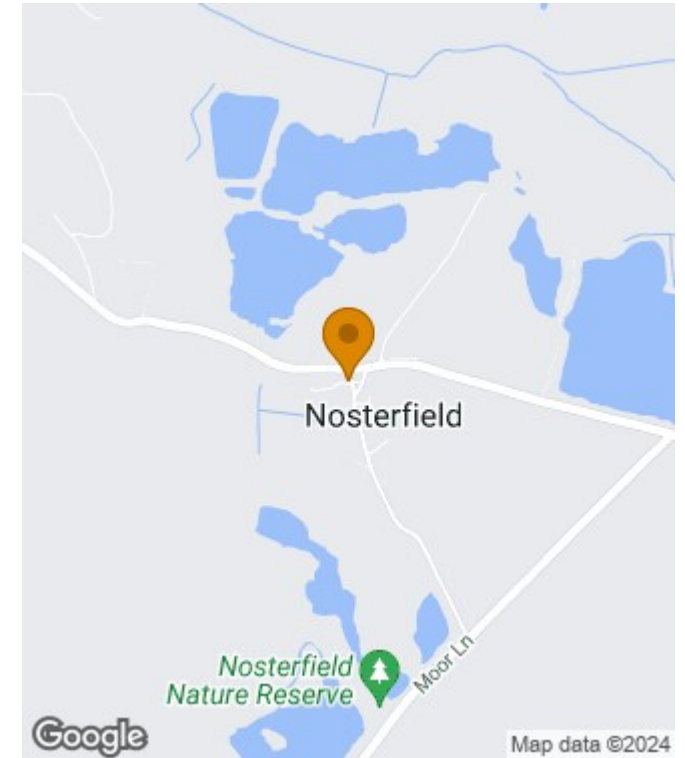
OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9:00 to 5:00
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

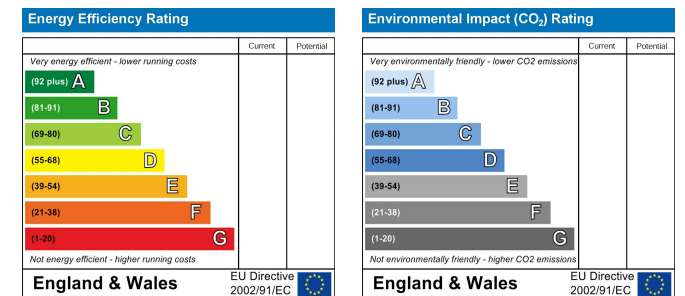
JOPLINGS

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

AREA MAP



ENERGY PERFORMANCE GRAPH



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