



The Malt Shovel

Ref: 5455480

Main Street, Brearton, Harrogate, HG3 3BX

Freehold: £600,000

Estimated T/O for 2021: £467,000

Free of tie. Ranked #1 on Tripadvisor

Currently trading on limited hours

4 bed owner's accommodation

65 internal covers, 35 externally

Current tenants rent 11% of turnover (£51,370 PA). Energy Rating D



Description

The Malt Shovel at Brearton is a quaint, 16th Century country village pub and restaurant with rustic charm, fine attention to detail, exquisite dishes and a warm and friendly atmosphere. The property has been run by the current tenant for five years, although he has worked there for 16 years.

The pub has become one of the most sought after locations to dine and drink in Harrogate and North Yorkshire, ranking #1 on Tripadvisor and 21st overall in North Yorkshire.

The pub is a character filled property, it is neither listed nor is it an asset of community value.



Location

Brearton is a village and civil parish in the Harrogate borough of North Yorkshire, situated circa three miles north of Knaresborough and four miles North of Harrogate. The Malt Shovel is eight miles from the A1(m) and two miles off the A61.

Properties in Brearton had an overall average price of £830,000 over the last year. The average price of a semi detached home was £460,000.

Ground Floor

There are 65 internal covers in all contained in the bar area and four dining areas. Ancillary areas include a commercial catering kitchen, cellar, store and customer toilets.

Fixtures & Fittings

The fixtures and fittings are owned by the tenant and will be sold separately to the property.





External Details

Car park for 15 vehicles and seating area for 35 customers.

Owner's Accommodation

The first floor contains the owner's accommodation which comprises: lounge, kitchen, office, three bedrooms, storage room (could be used as a fourth bedroom), bathroom and separate toilet.

The first floor accommodation has access from two places on the ground floor which may make it suitable to convert to letting accommodation, subject to obtaining the necessary planning consent.



The Opportunity

The Malt Shovel is fantastic opportunity to purchase an established business with a first class reputation in one of the most desirable villages in North Yorkshire. This freehold, free of tie pub will appeal to a wide range of buyers. The rooms upstairs could continue to be used as owner's accommodation, or could possibly be converted to letting rooms, subject to obtaining the necessary planning consent.

The business is already fully booked for Christmas parties and hosts wedding meals and other functions. The currently limited trading hours offer a huge area for growth considering the business is already trading exceptionally in the times that it is open.

Staff

The current tenants operate the business with the assistance of two full time members of staff, who live locally, and four part time members of staff.

Trading Information

Turnover estimated for year end October 2021 is £467,000. Average spend per head per customer is £27.

Trading Hours

Closed Monday & Tuesday
Wednesday to Saturday - 12pm - 2pm and 6pm - 9pm
Sunday 12pm - Close (6pm last food orders)

Tenancy

The current tenants are paying a rent of a minimum £38,000 per annum or 11% of annual turnover. The rent for 2022 is £51,370. The tenancy ends on 11th October 2022, however the tenants will continue to run the business until the new owner completes on a sale, as long as this is within reasonable timescales, which is to be agreed between the parties.

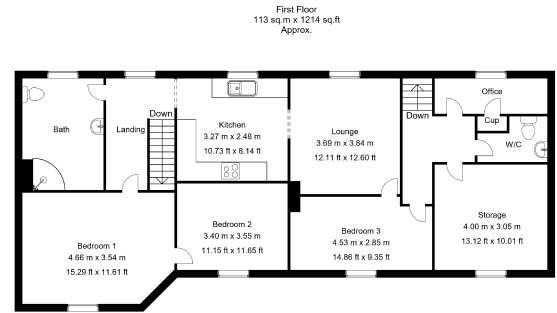
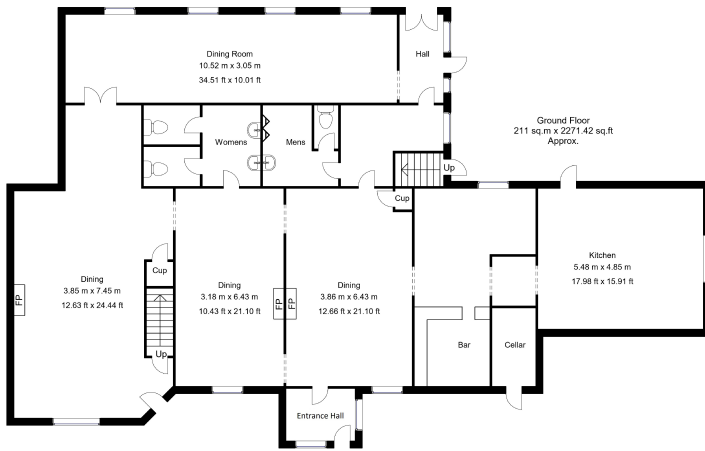
Business Rates

Confirmation of business rates payable should be obtained from the local authority.

Regulatory

Premises licence.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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