

## **OPO Bar 8 High Street, Ingleton, LA6 3AA Offers In The Region Of £275,000**

Pushing boundaries since 2019, and featured in the Guardian, here we have a funky, chic, stylish bar in the picturesque village of Ingleton, along with immaculately presented accommodation, now available to market for those seeking a profitable lifestyle business opportunity on the edge of the stunning Yorkshire Dales and within easy reach of the Lakes. Opening 4 days per week, this is a great opportunity to run a vibrant business, with a healthy work/life balance.

Now available to market: freehold property, business furniture, fixtures, fittings, goodwill, website and active social media assets.



## The OPO Bar Summary



The acclaimed Old Post Office Bar or OPO Bar, in the serene village of Ingleton on the edge of the Yorkshire Dales National Park and located at the end of the highly popular Waterfall Trail, offers far more than just a typical business venture. Established in February 2019, this chic and stylish destination has received praise from The Guardian newspaper for its unique blend of sophistication and eclectic charm.

Divided into three distinct zones, patrons of The Old Post Office Bar can embark on a journey of exploration. 'The Taproom' invites casual mingling amidst opulent decor with an industrial edge, while 'The Speakeasy Room' exudes a seductive atmosphere with neon-lit accents, reminiscent of cosmopolitan hotspots like London or Amsterdam. For alfresco enjoyment, 'The Secret Drinks Garden' features 'The Sanctum,' a Games of Thrones-inspired retreat perfect for soaking up the sun.

With an extensive beverage selection that includes local ales, craft beers, craft cider, wine and premium spirits, accompanied by gourmet snacks, guests are sure to find their perfect drink. Exciting additions such as the 'retro games area' and the daring 'Absinthe Experience' add to the bar's allure, offering unique opportunities for entertainment and adventure.

Whether one seeks relaxation after reaching the end of the waterfall trail or a lively night out with friends, The Old Post Office Bar promises an unparalleled experience. Their unwavering commitment to exceptional

customer service ensures that each visit is memorable, tailored to satisfy every discerning palate and preference.

### Awards & Social Media

- Craven business awards 2023 "Best Bar / restaurant of the year"
- High ranking Tripadvisor (currently no.1 in the whole of North Yorkshire out of over 3000 venues)
- Travellers choice awards 5 years running
- High ranking on Google
- Appear in CAMRA Good Beer Guide 2024
- Large social media following on Insta and facebook
- Website [www.theopobar.co.uk](http://www.theopobar.co.uk)
- Food Hygiene 5 stars

### Business Overview

The OPO Bar is a wet-led micro bar operated by a VAT registered partnership and managed and run by the owners with occasional help during busy periods, operates as a Free House with no brewery ties. In the financial year 2023/2024, it achieved a £215,000 turnover with healthy profit margin and benefitting from flat rate VAT. The bar's current opening hours are from Thursday to Sunday, from 16:00 to 23:00. There exists considerable potential for growth.

Cost of business £50,000 to include; all digital assets and fixtures & fittings.

### Apartment Overview

The owners' accommodation is an impeccably presented and spacious two-story apartment, providing a luxurious living space. On the first floor, you'll find a generously sized sitting room adorned with a multifuel stove, alongside a recently installed modern fitted kitchen equipped with a range of integrated appliances. Adjacent to the kitchen is a sophisticated shower room, boasting a walk-in shower for added comfort and convenience. Ascending to the second floor, two airy double rooms complete the accommodation.

### Location

Nestled in the picturesque landscapes of the North Yorkshire Dales, Ingleton offers a charming retreat for visitors seeking both adventure and relaxation. Renowned for its stunning natural beauty, the village is a

paradise for outdoor enthusiasts, boasting captivating walks, cascading waterfalls, and limestone cliffs. The iconic Ingleton Waterfalls Trail, winding through lush valleys, is a must-visit for those craving scenic vistas and serene ambiance. Moreover, the Yorkshire Dales National Park enveloping Ingleton provides ample opportunities for cycling, rock climbing, and wildlife spotting amidst rugged terrain.

In addition to its natural wonders, Ingleton boasts a vibrant entertainment scene, with quaint cafes, traditional pubs, and artisanal shops dotting its charming streets. Visitors can savor local delicacies, browse handmade crafts, and immerse themselves in Yorkshire hospitality. Cultural events and festivals, including music concerts and food fairs, offer opportunities for cultural immersion and community engagement year-round. Whether seeking outdoor adventures or tranquil moments amidst the countryside, Ingleton promises an unforgettable experience amidst the timeless beauty of North Yorkshire.

### Property Information

Freehold

Non-Domestic Rates 2024/25:

RV: £4,250 after 100% discount: £0.00

Council tax band B

All mains services with gas central heating  
B4RN ultrafast fibre broadband.

### Commercial Property

#### The Tap Room 18'10" x 13'5" (5.76 x 4.11)



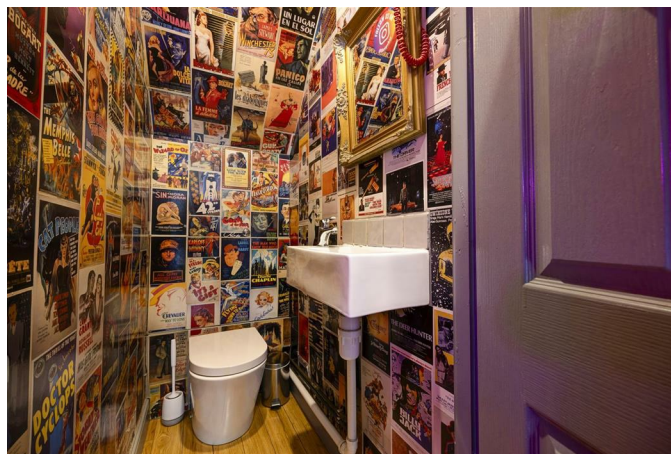
Stripped wooden floorboards, feature radiator, seating for 20 with ample standing for a further 20, bar and pumps, sink, single under counter fridge, freestanding double sliding door fridge, shelving.

#### The Speakeasy Room 11'4" x 9'9" (3.46 x 2.98)



Wood effect laminate flooring, neon signage, LED lighting, fireplace with multifuel stove, seating for 16, door to stock room.

#### Cloakroom 4'9" x 2'3" (1.45 x 0.71)



Wood laminate flooring, toilet, wash basin.

#### Stock Room 9'10" x 4'5" (3 x 1.36)

Wood effect laminate flooring, stock shelving, single glass fronted fridge, access to owners accommodation.

#### Business Kitchen 13'5" x 10'9" (4.11 x 3.28)



Wood laminate flooring, range of wall and base units in Beech with complementary grey worktop, plumbing for washing machine, 1.5 stainless steel drainer sink,



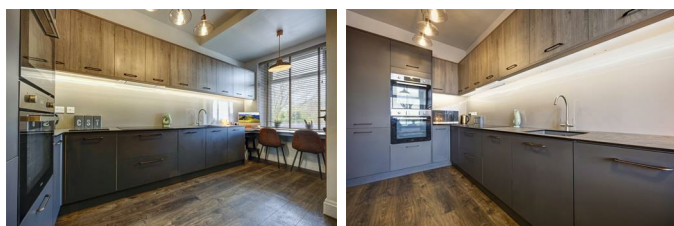
integrated dish washer, electric double oven, gas hob and stainless steel extractor hood, central island with shelving, American style fridge freezer used for stock, ice maker, glass washer, radiator, double glazed windows to back and side aspects, UPVC & double glazed door to rear.

## Residential Apartment

### Landing

Fitted carpet, access to kitchen, sitting room, and ground and second floors.

### Kitchen 15'10" x 10'6" (4.85 x 3.22)



Wood effect laminate flooring, modern fitted kitchen with range of wall and base units in grey blue with complementary stone effect worktops, under counter sink, induction hob with extractor, two electric ovens, fridge and freezer, dish washer, feature column radiator, and pendant lights, breakfast bar / office area, space for table and chairs, double glazed window to rear.

### Shower Room 6'7" x 5'6" (2.03 x 1.69)



Wood laminate flooring, shower cubicle, toilet, wash basin and unit, extractor, heated towel rail, double glazed window with textured glass.

### Sitting Room 13'8" x 12'7" (4.17 x 3.86)



Fitted carpet, double glazed window to front aspect, radiator, wood burning stove, cupboard under stairs.

### Bedroom One 14'1" x 11'9" (4.31 x 3.59)



Fitted carpet, radiator, fitted wardrobes, double glazed dormer window to rear.

## Bedroom Two 13'6" x 10'6" (4.13 x 3.21)



Fitted carpet, radiator, double glazed dormer window to front aspect with view of Kingsdale, cupboard.

### Front Seating Area

Pavement licence with seating for 10 people.

### The Secret Drinks Garden



The drinks garden is accessed via the ginnel to the side of the bar and features; raised and lower seating areas with artificial turf and seating and tables for approximately 20 people with ample standing room for a further 20 people.

### The Sanctum



Is a Game of Thrones themed area ideal for

alfresco drinking, enjoying the fresh air and catching the sun. Open fronted wood Gazebo with graveled floor, electric radiant heater and seating and tables for approximately 6 people.

### The Old Sorting Office 34'5" x 20'8" max (10.5 x 6.3 max)



L shape single story annex, first fix complete, with planning permission for bunkhouse holiday accommodation with light, power, double glazed windows, timber and glazed door.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation



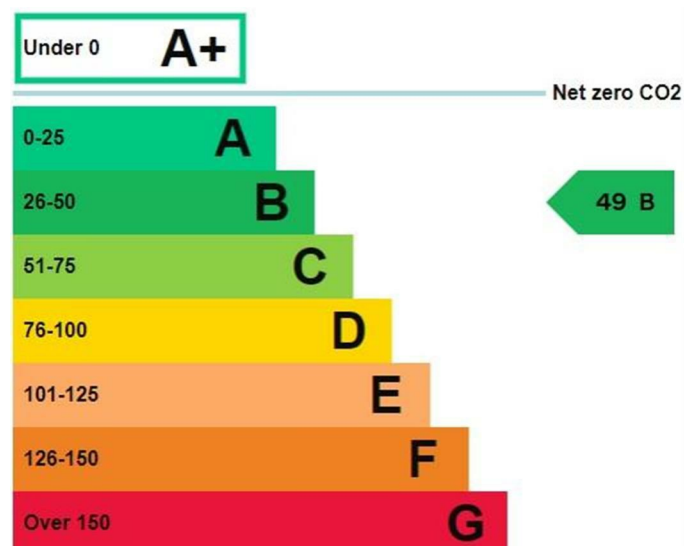
service anywhere in the country. Call or email now to let us get you moving.

#### FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander. The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



EPC

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

