



The Copper Horse, Main Street, Seamer, Scarborough, YO12 4PS
£24,000 Per Annum

Prestige
Collection
cphproperty.co.uk



Main Street, Seamer, Scarborough

£24,000 Per Annum

DESCRIPTION

The Copper Horse is a long established and popular village restaurant that was renowned for 'English Comfort Food', and for special occasions. Originally a collection of farm buildings dating back 300 years, it was first 'The White Horse' pub, then became 'The Copper Horse' restaurant in the early 1970's when it was purchased by the Price Stephens family. The present owner, the entertainment entrepreneur Nick Thomas MBE, bought the business in 2005. The restaurant won numerous awards including Les Routiers Restaurant of the Year 2012 and 2017. In 2016, Nick commissioned renowned interior designer Rachel McLane to redesign and modernise the interior decor at cost of over £400,000.

THE OPPORTUNITY

The Copper Horse is part of the Thomas family company (fivestarcollection.co.uk). The company owns several venues in the local area including The Mayfield in Seamer (themayfield.co.uk) and The Plough in Scalby (thelough.co.uk). This is a rare opportunity for an experienced 'hands-on' restaurateur or chef, to put their own stamp on an established venue that is in first class condition. With its 'Modern British' food offering, net turnover for the year ended 31 March 2023 was £606,082 and for the year ended 31 March 2022 £643,381





WELCOME TO  The Copper Horse

The
Copper Horse
RESTAURANT · BAR · GRILL



INTERNAL DETAILS

The ground floor trading area comprises a decadent bar and opulent restaurant which is currently set up to seat 92 customers in a range of seating styles. Ancillary areas include customer toilets, a huge commercial grade catering kitchen with walk in fridge-freezer. There is also a basement cellar.

EXTERNAL DETAILS

To the rear is an external seating area for c.30 customers as well as parking for c.40 cars.

FIXTURES & FITTINGS

The Landlord will retain ownership of the fixtures, fittings and equipment (subject to an inventory prepared prior to a tenant taking occupancy), with the tenant being responsible for repair, maintenance and replacement of the same throughout their tenure.

POTENTIAL LEASEHOLDER'S ACCOMMODATION

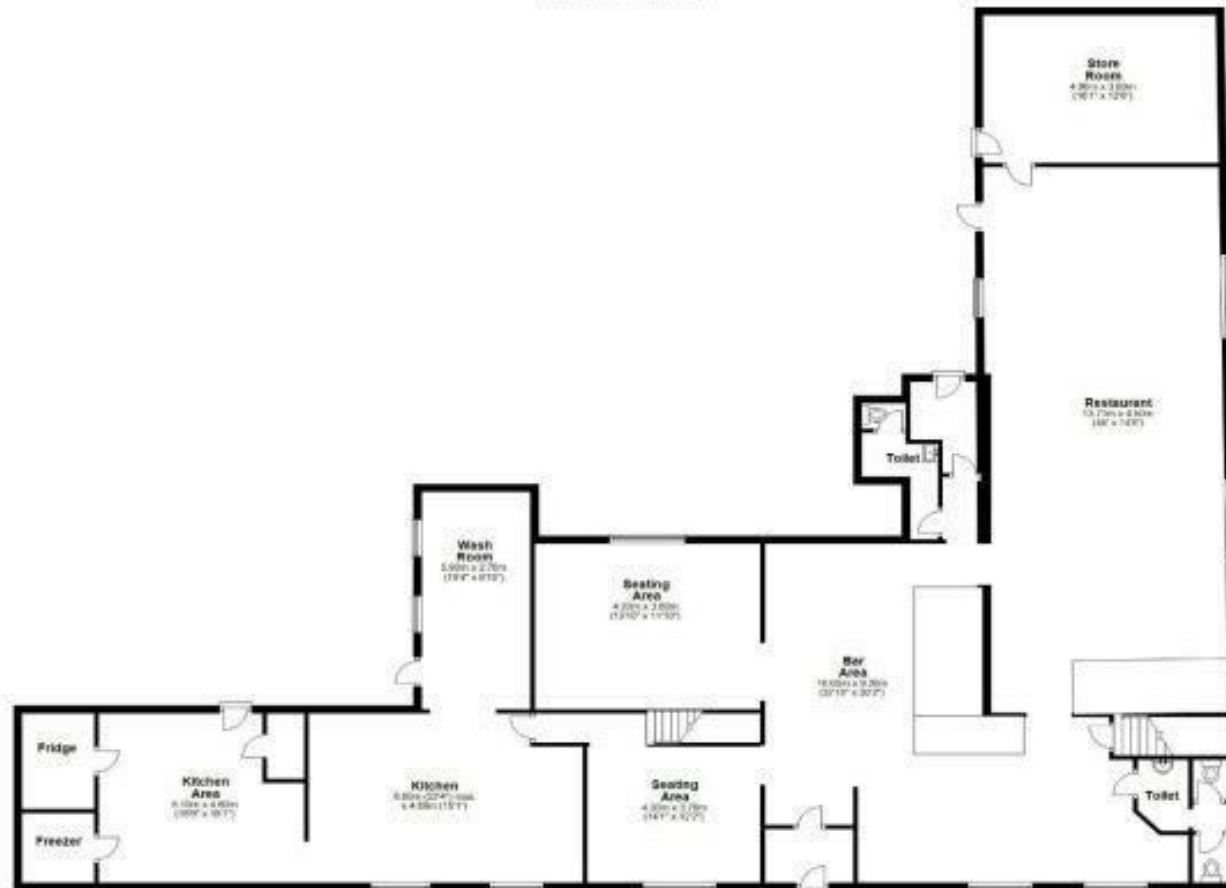
The first floor was utilised by the current owners as office space but is versatile and with some work could be reinstated as leaseholder/staff accommodation subject to necessary consents.

TO LET

The Copper Horse is available TO LET for a term of 10 years (possibly more by negotiation), on a free of tie basis. The property will be let on a full repairing and insuring basis. Rent review will be every third anniversary of the lease, on an upwards only basis, to market rent. Further terms are to be negotiated.



Ground Floor
Approx. 281.3 sq. metres (2813 sq. feet)



Basement
Approx. 91.8 sq. metres (918 sq. feet)



First Floor
Approx. 128.8 sq. metres (1287 sq. feet)



Total area: approx. 489.2 sq. metres (5233.4 sq. feet)

NOT TO SCALE. DIMENSIONS IN METRES (METRES) AND FEET (FEET) ARE APPROXIMATE. THIS PLAN IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VALIDITY OF THE APPROXIMATE DIMENSIONS. FOR PRELIMINARY USE ONLY.

The Copper Horse

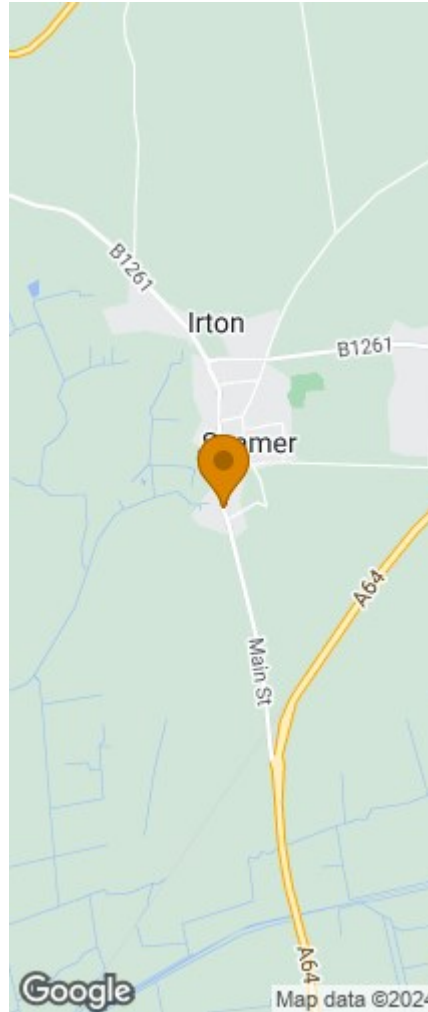




The Copper Horse, Main Street, Seamer, Scarborough, North Yorkshire, YO12 4PS

- Immaculately presented restaurant opportunity for an aspirational experienced operator.
- 10 year 'free of tie' lease to a private landlord.
- Premium and annual rent to be agreed.

AREA MAP:



LOCATION

The Copper Horse is situated on Main Street in Seamer, 4.1 miles southwest of Scarborough town centre. Seamer itself is a thriving and developing village with a community who support the local hospitality businesses. Within the immediate catchment area, there are five new-build housing developments (newhomesforsale.co.uk/new-homes/north-yorkshire/seamer/) amounting to 1,700 new homes that will create a demand for casual dining and takeaways.

BUSINESS RATES

The Rateable Value as per the April 2023 list is £29,000. Confirmation of actual rates payable should be sought from the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

Band C (59). A copy can be provided upon request.

REGULATORY

Premises License.

VIEWING ARRANGEMENTS

Strictly via the sole agent:

CPH Property Services
19 St. Thomas Street
Scarborough
YO11 1DY



Interested? Get in touch today:

t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132