

**The Boot & Shoe Inn
Barkston Ash
Tadcaster LS24 9PR**

**Rent: £25,000 p/a
Sale: POA**



VACANT PUBLIC HOUSE IN TRADITIONAL VILLAGE LOCATION FREE FROM TIE

- With 2 bedroom private living accommodation
- Benefiting from traditional bar, dining room & kitchen
- Car park and private beer garden

DESCRIPTION

The Boot and Shoe Inn occupies an attractive detached building with traditional features, including sash cord windows, exposed beams internally, and providing traditional pub accommodation, including bar, open lounge area with fires and dining room which is served by a fully equipped kitchen. In addition to the public house accommodation there is a first floor flat providing 2 bedroom living accommodation.

The business is due to close and is available to lease or purchase with vacant possession. The pub has previously attracted custom from local residents within the village and surrounding villages in addition to attracting incoming trade from surrounding areas, including Castleford, Pontefract and Tadcaster.

The lease on the premises is available with no tie and provides an excellent opportunity for a new proprietor to take a lease or acquire the freehold of the premises. The property also lends itself to conversion into either a single or multiple residential units, subject to planning.

LOCATION

The property is positioned in a main road location in the north Yorkshire village of Barkston Ash approximately 5 miles to the south of Tadcaster, close to the villages of Church Fenton, Towton and Sherburn-in-Elmet. It is a traditional Yorkshire village 15 miles to the east of Leeds and a similar distance to the southwest of York.

SERVICES

The property is all mains gas, electricity water and drainage

LICENCE

The property holds a premises licence from 11am to 12 midnight.

LEASE TERMS

The property is offered by way of a new lease for a minimum term of 10 years to incorporate 5 yearly rent reviews and impose full repairing and insurance liabilities on the tenant.

RENT

£25,000 per annum

PRICE

On application

EPC Asset Rating D – Expires 1st July 2024



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Public House Accommodation

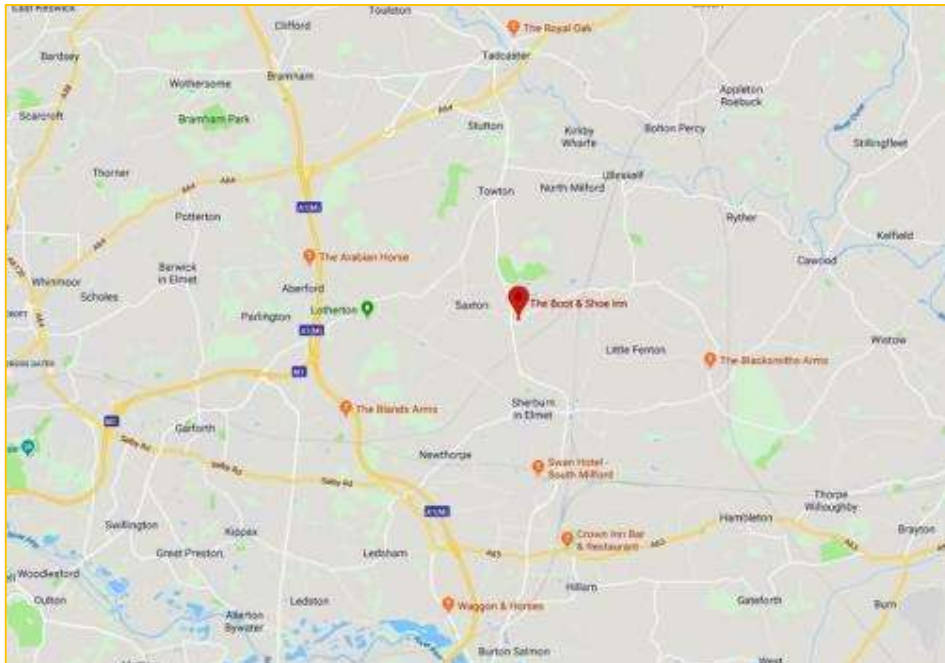


Living Accommodation



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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