



## The Crown Inn

Ref: 5455518

Roecliffe, Boroughbridge, York, YO51 9LY

Freehold: £875,000

Leasehold: £15,000, Annual Rent: £60,000 per annum

Former Award Winning Coaching Inn

5 Ensuite Letting Bedrooms

Currently closed but fitted & ready to trade

Outside Seating Area and Ample Parking

Function/Wedding Venue with capacity for 80

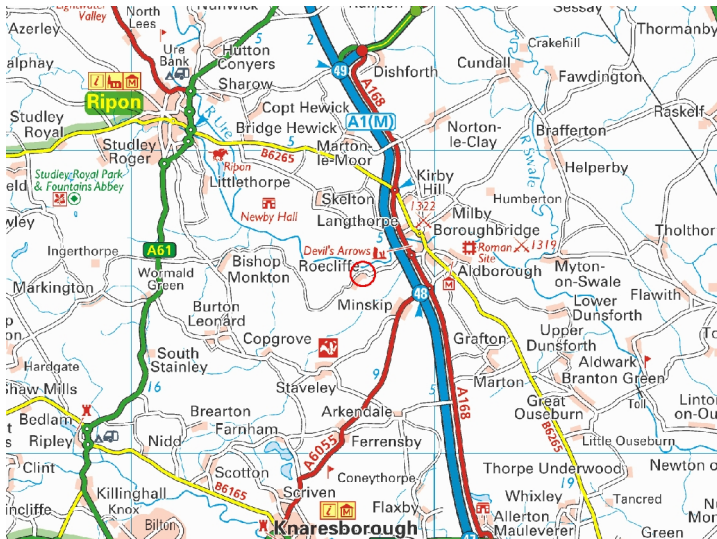
Affluent Village Setting. Energy Rating C



An imposing 16th Century Coaching Inn occupying a prominent roadside position in the village. In recent years, the accommodation has been rated AA 5 Star, Luxury Rated, and was also Cask Marque accredited for serving great quality Cask Ale. Previously awarded 2 AA Rosettes, it was renowned for its outstanding dining reputation.

Approached via a gravel driveway and set back from the main road, the Inn benefits from external seating to the front and an external seating area to the rear.

Unfortunately, due to being underfunded and significantly impacted by the pandemic, the business is now closed.



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### Location

The Crown Inn at Roecliffe is a beautiful Coaching Inn situated in an affluent village setting with excellent road links to the A1(M) north-south and the A59 east-west. 'The Way of The Roses' Coast to coast Cycle Route runs directly past the Inn.

The market towns of Harrogate and Ripon are close-by, with the city of York within 20 miles. The business is also within easy reach of the Yorkshire Dales and North York Moors National Parks.

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### The Opportunity

The Crown Inn presents an excellent opportunity for an experienced operator to purchase a large, characterful hospitality property in an extremely desirable location. An established business which previously upheld a fantastic reputation.

Historically, annual turnover was c.£1.2m (£25k per week net of VAT). In the hands of an experienced operator there is huge, tangible potential for The Crown Inn to re-establish itself as a bustling village pub, wedding/events venue and destination restaurant with rooms.

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## Internal Details

The property is decorated in a traditional British style with some contemporary influences and is well maintained. Exposed timber beams and brickwork, along with open fireplaces and stone flagged flooring, help maintain the ambience of an historic Coaching Inn.

There are two dining areas with seating for 30 and 40 customers respectively, plus 20 covers in the bar area.

In the main building, ancillary areas include a commercial grade catering kitchen with a large pot wash area and walk-in chiller, storage areas, office and ladies and gents toilets.

The attached Coach House, with separate access, has been used primarily for weddings and functions. It includes a stand alone bar, additional storage, ladies and gents toilets, DJ area and wooden dance floor. It also provides extended dining space for up to 80 covers, previously used for occasions such as Christmas and Mothers' Day.



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## Letting Accommodation

There are four very well appointed and spacious ensuite letting bedrooms, including one mini suite, all of which are individually and tastefully decorated to the highest standard in the style of a country Inn. There is a further double ensuite bedroom which lends itself either for letting or as staff accommodation.

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## Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright/free from loan/lease/hire purchase agreements and will be included in the sale, subject to an inventory.



## TO LET

The owners preferred option is to sell on a freehold basis however, they will consider creating a new, free of tie, lease, to an experienced and credible operator, on the following terms;

- £15,000 upfront premium for fixtures & fittings
- £60,000 per annum asking rent
- 10 or 15 year lease
- Full Repairing & Insuring terms
- Rent review - every third anniversary of the lease, upwards only to market rent or in line with RPI (whichever the greater)
- Tenant incentives i.e. stepped rent may be available
- Rent deposits and/or personal guarantees may be sought dependant upon the prospective tenant covenant strength



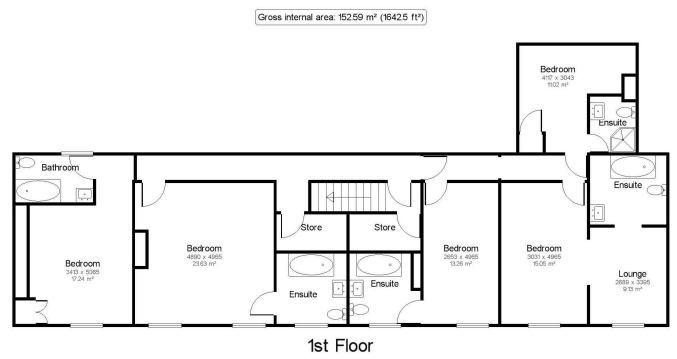
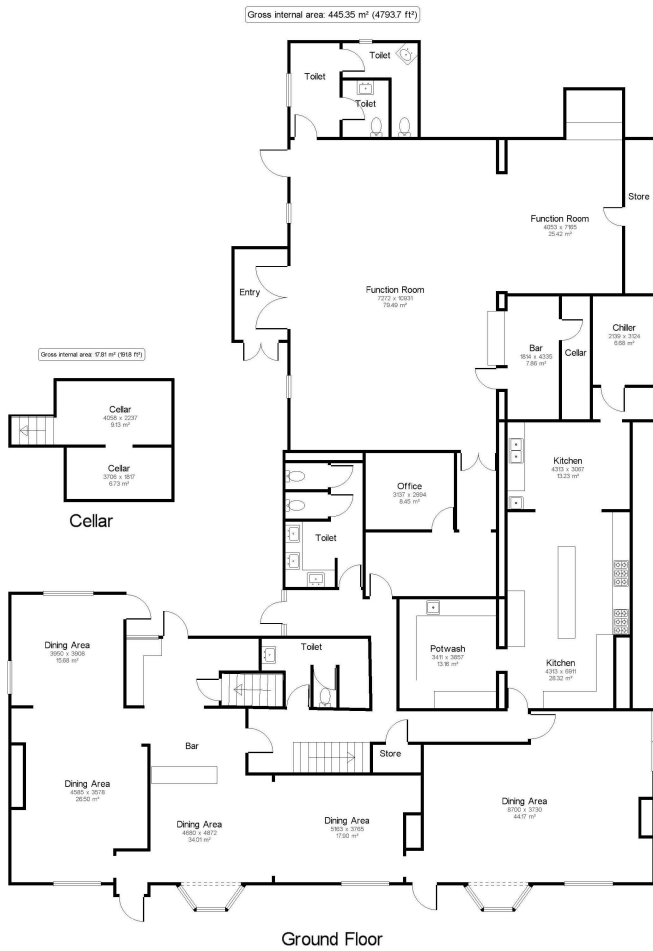
## External Details

There is an enclosed 'courtyard' decked area capable of seating c.30 customers. Space to the front of the property can cater for an additional 24 external covers.

## Other Property

The former barn has been beautifully converted and complete with conference facilities, dance floor and seating for up to 80. This function space can be utilised for weddings, family celebrations, conferences and shoot parties.





### Business Rates

The Rateable Value as at 1 April 2023 is £32,000. Confirmation of actual rates payable can be obtained from the local Authority.

### Regulatory

Premises Licence



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## 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:

### David Cash

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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