



The Flask Inn

Ref: 5455438

Blacksmiths Hill, Nr. Robin Hoods Bay, Whitby,
North Yorkshire, YO22 4QH

Freehold: £375,000

Freehold Pub & Restaurant

AA 4* Letting Accommodation - 9 Bedrooms

Large Bar & Restaurant + Breakfast Room

Adjacent to 52 pitch Holiday Park

Lots of car parking & outside space

4 acre field also available. Energy Rating A



A family owned 18th Century Coaching Inn in popular tourist setting on North East Yorkshire coast.

Very well presented and maintained, the freehold interest in The Flask Inn has been in the same family for around 40 years.



Location

The Flask occupies a convenient roadside position on the A171 in the civil parish of Fylingdales, between Whitby (c.8 miles North) and Scarborough (c.11 miles South) on the North Yorkshire Heritage coast and within the North Yorkshire Moors National Park.

The pub is adjacent to The Blacksmiths Boutique B&B (also offered For Sale through Christie & Co ref. 6445118) as well as a 52 pitch Holiday Park - <https://www.flaskholidaypark.co.uk/>.

Next door is a petrol filling station, which encourages passing trade to stop.

The Opportunity

The Flask Inn provides an opportunity for an enthusiastic and energetic operator to capitalise on a huge amount of potential trade.

Situated in an incredibly popular tourist area, the pub stands to benefit hugely from the predicted post-lockdown staycation boom.

The close proximity to the adjacent holiday park means there is a captive audience to cater to.





Internal Details

The main trade area is arranged over the ground floor decorated in a traditional style and extremely well maintained, briefly comprising a main bar and restaurant, small snug area and a separate breakfast room.

Ancillary areas include a large, fully equipped commercial grade catering kitchen with prep area, plus various storage areas as well as customer toilets.

Fixtures & Fittings

Fixtures and fittings are included with the exception of those personal to our client.

Letting Accommodation

There are nine well appointed ensuite letting bedrooms which are AA 4* rated. Three bedrooms are located on ground floor, four on the first floor and a further two at second floor level.



Owner's Accommodation

There is a one bedroom owner's/manager's flat at first floor level.





Trading Information

Until early in 2023, the the pub was let to an operator tenant and we therefore do not have sight of trade performance from 2017 - 2022. However, our clients are now operating the pub having reopened on 3 March 2023. Turnover (inclusive of VAT) for the 7 months to 6 November 2023 was £333,000, split approximately 31% Bed & Breakfast, 38% Wet and 31% Dry sales.

Prior to leasing the pub out, the sellers operated it themselves and turnover for year ended 31 March 2016 was £413,730 and turnover for year ended 31 March 2015 was £407,805.

Regulatory

Premises Licence

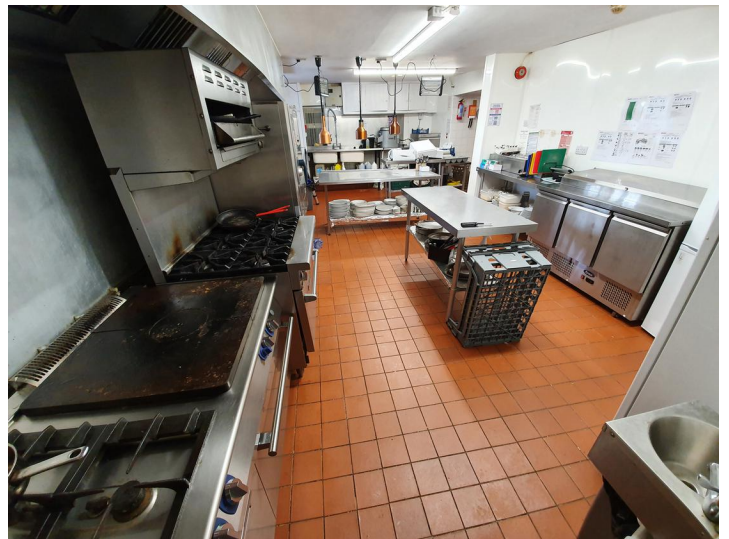
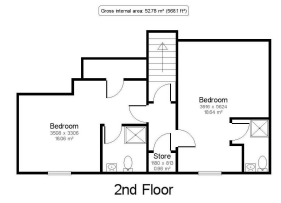
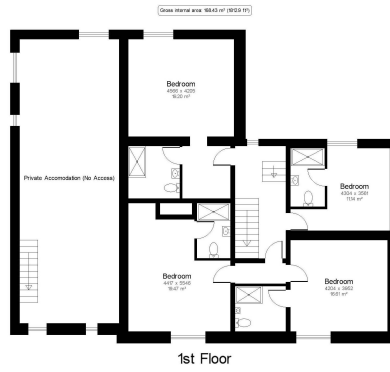
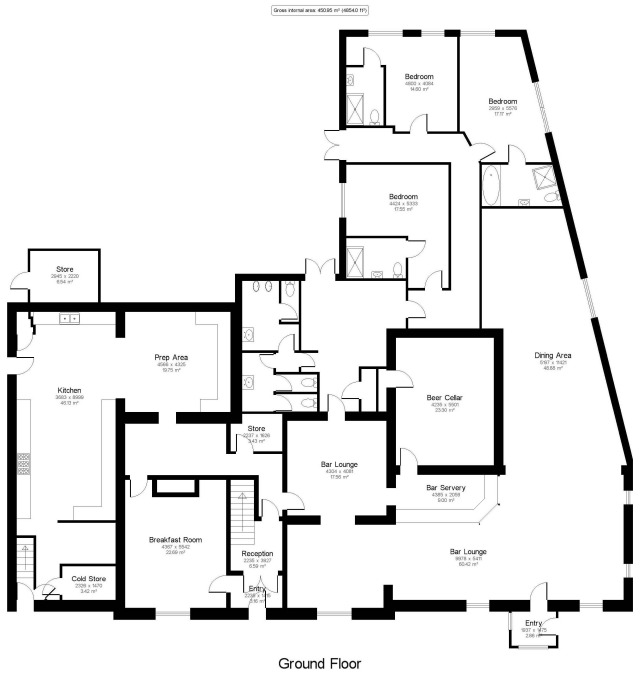
External Details

The pub benefits from a large trade garden with picnic style seating as well as a children's outdoor play area.

The sellers also own a four acre field which can be made available by separate negotiation.







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.



For full information on Christie Insurance please call 03330 107189