



## The Peppered Pig

Ref: 5469114

Snaith Road Turnbridge, East Cowick, DN14 9BY

Freehold: £900,000

Turnover 1/1/23 - 31/10/23 - £875,000

50 cover pub restaurant with farm deli cafe

9 contemporary en suite letting rooms

120 cover party function Yurt with own bar

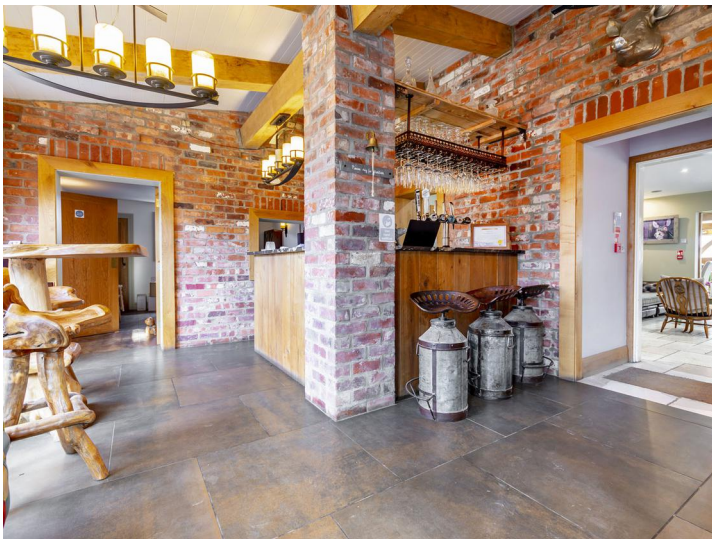
95 cover wedding / events space - 0.86 acres

Planning permission approved for 9 additional letting rooms. Energy Rating A



The Peppered Pig has a fantastic reputation as a modern British Inn, a place to eat, drink and sleep. Serving locally sourced seasonal food within a relaxed rural setting, this is a quality destination venue to stay in the heart of East Yorkshire. Total site size is approximately 0.86 acres.

A very well trading, four way income stream business with high turnover and profit which is fully staff run. There is a Ceremony licence for multiple areas that are approved for up to 150 guests.



### Location

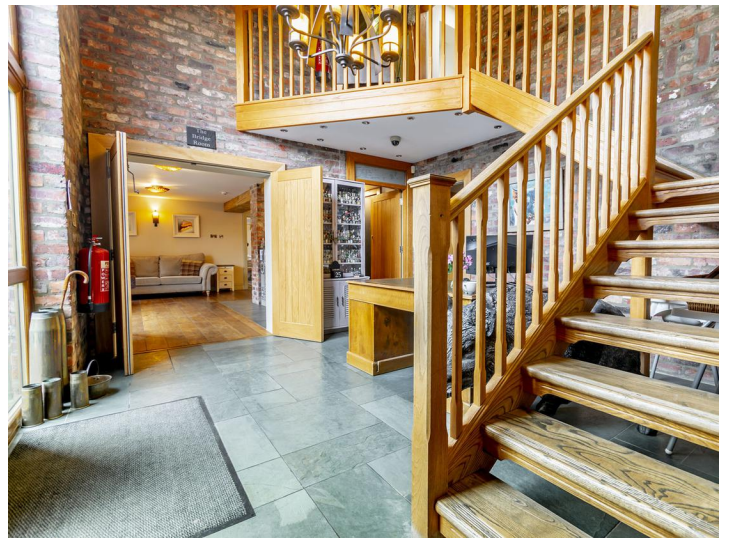
The Peppered Pig is located in the village of East Cowick, East Yorkshire, which is between Selby and Goole. There is easy access to the M62 and wide motorway network at Goole, which is only approximately six miles east.

### Internal Details

The Peppered Pig stands on a spacious site, with a variety of trading areas:

- The restaurant is set up for 50 covers, open to the public for brunch, lunch, evening classics and seasonal pub food.
- There is a deli counter to the front of the premises known as Pigs Pantry & Delicatessen
- The Pig Inn drinks space is through the back of the restaurant, including a lounge area and Yorkshire style bar
- Private dining snugs with casual seating and coffee tables
- A spacious 95 person function and events room used for wedding receptions and similar parties





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## Letting Accommodation

Currently there are seven modern and characterful en suite letting rooms which overlook an attractive, rural landscape and include premium furnishings and decoration. Given the high demand and increasing occupancy rates for the guesthouse side to the business, planning permission has been approved recently for nine additional letting rooms.

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## Fixtures & Fittings

All fixtures and fittings are to be included with the exception to any of our clients personal belongings.



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## External Details

The 0.86 acre freehold site has lots of potential.

Recently built is the 120 party yurt, ideal for private parties, wedding functions and more. This includes a bar and toilet facilities.

Within the gardens includes a spacious drinking terrace on sheltered decking.

The car park has a capacity of approximately 50 spaces.

Following the planning consent approval, the rest of the land is to be used to develop a further nine letting rooms.





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### Owner's Accommodation

An owner's or manager's studio apartment is an option, given the letting room space.

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### The Opportunity

Christie & Co is pleased to introduce The Peppered Pig to the market.

The business is available on a freehold basis, giving the prospective purchaser the option to acquire this well established high trading business and property.

There are 18 weddings currently booked in for 2024 and the room occupancy level runs at 82% currently. The sale is a great opportunity for a national hospitality company, wedding events buyer, pub company or independent investor to purchase this substantial business which has multiple income streams.

The Peppered Pig also includes a biomass boiler, using natural / non fossil fuel resources which provides heating at no cost.

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### Staff

30 staff members currently and the business is fully staff run in essence

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### Trading Information

Y/E Dec 2021 T/O £699,696

Y/E Dec 2022 T/O £841,000

T/O 1/1/23 - 31/10/23 - £875,000

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### Planning Permissions

Planning permission approved for nine additional letting rooms, East Riding of Yorkshire Council ref: 21/03285/PLF.

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### Tenure

Freehold

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### Trading Hours

Dining Opening Times

Monday to Thursday - 9.00am - 11.00pm (Fri & Sat until Midnight)

Breakfast 9.00am till 11.30am.

Lunch - 12 noon - 3.00pm

Evening Meal 5.00pm - 8.45pm

Sunday

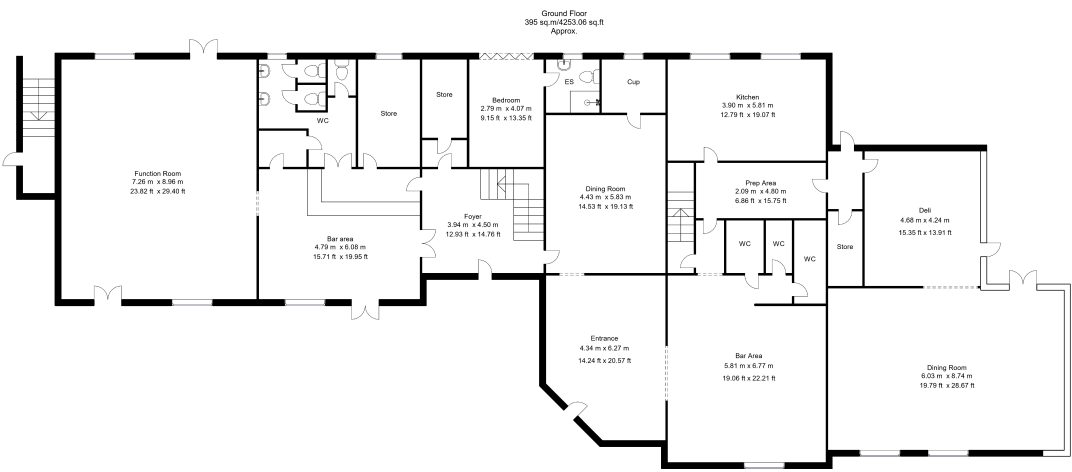
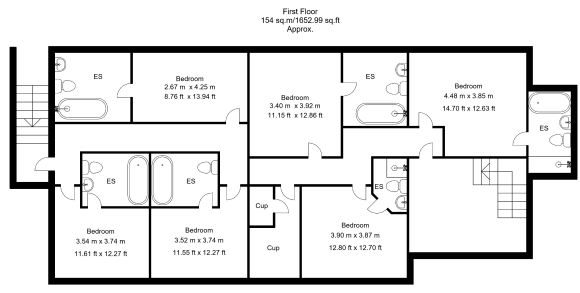
Breakfast 9.00am till 11.30am

Lunch from 12 noon till 3.45pm last food orders taken, drinks and cakes served all day through to 7pm

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### Business Rates

Confirmation of business rates payable should be obtained from the local authority.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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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:

### Alex Rex

Senior Business Agent - Pubs & Restaurants

M:+44 7540 061864

E:alex.rex@christie.com

Leeds



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