



Blue Bell Inn

Ref: 5455529

Kirby Hill, Boroughbridge, YO51 9DN

Freehold: £375,000

Additional planning for 3 bed detached house

2 car parks and large beer garden

Tenant in situ paying £26,000 PA

3 letting rooms and living accommodation

Circa 3,800 sq.ft over three floors

Energy Rating D





Description

The Blue Bell Inn is a pub with a large beer garden, three en suite letting rooms and owners accommodation. It has two car parks, on part of one of the car parks there is planning permission to build a three bed detached dwelling. The pub has an operating commercial kitchen and games area.

Location

Kirby Hill is an affluent upmarket village located approximately one mile north of Boroughbridge and six miles south east of the cathedral city of Ripon. The property occupies a prominent position fronting the B6265 in the centre of the village. The surrounding area is made up of good quality residential housing with the benefit of a number of new developments within half a mile, delivering over 2000 new homes for the area. The area is also a popular holiday destination as there are a number of caravan sites on the doorstep.

Internal Details

Inner entrance porch leading through to a two section main bar area polished wooden floor, exposed ceiling beams and feature cast iron multi fuel burner with tiled surround. Seating is provided for approximately 35 customers on fixed perimeter seating, spindle back chairs and lounge style tub chairs around polished wooden tables. There is a central bar servery with all trade areas having access to it for ease of service.

Archway leading through to the Restaurant, arranged to accommodate approximately 30 diners on fixed perimeter seating and an assortment of chairs around polished wooden top tables, polished plank wood flooring, feature solid oak fire surround with real flame fire in cast iron dog grate create a cosy atmosphere all year round.

To the rear of the property is a two section public bar with tongue and groove fronted bar servery under a solid oak counter top. Seating approximately 30 persons in total and having a games area to one section housing a pool table with direct access out to the beer garden. This area is popular with the local trade and walkers, it has a solid stone tiled floor and is also being dog friendly.

Catering kitchen of good size with a range of commercial catering equipment is located with direct access to the restaurant.







Letting Accommodation

There are three en suite letting rooms offering room for two guests in each room.

Owner's Accommodation

The owners accommodation can use an additional room to increase its size to two bedrooms with a large living space.

Tenancy

There is a tenant in situ at the moment who pays a rental of £26,000 per annum (£500 weekly). The tenancy agreement commenced on 19th September 22 for a period of five years, with an optional break clause in September 2025.





External Details

Beer garden, part lawned and part stone flagged patio accommodating approximately 100+ persons on a range of picnic style benches, bistro furniture and relaxing rattan seating. Part of the patio area benefits from being covered for year round use. There are two car parks, one to either side of the property.

Planning Permissions

The property has planning permission for the demolition of two outbuildings and the erection of one dwelling with detached two storey double garage, granted by North Yorkshire Council, under decision number 22/000791/FULL. A copy of the consent and associated drawings is available on request.



The Opportunity

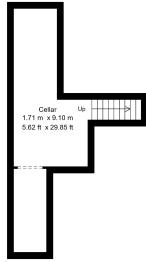
With planning permission to build a three bedroom detached dwelling in place, this pub with a development opportunity will appeal to a wide range of buyers, whether they be developers looking to convert the circa 4,000 sq.ft pub in addition to the current planning consent, or an owner operator who wants to live on site and increase the amount of letting rooms in the property. The opportunity is vast!

Business Rates

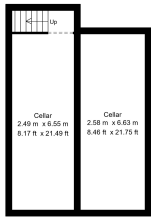
Confirmation of business rates payable should be obtained from the local authority.



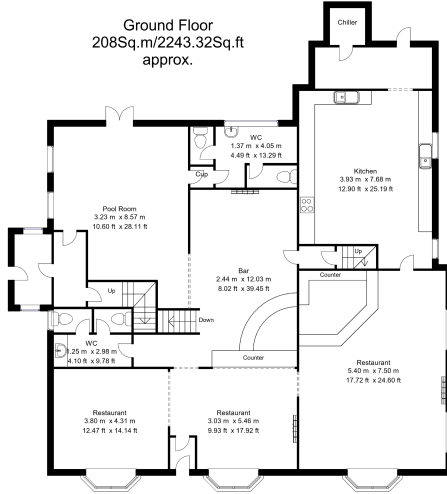
Cellar 1
21Sq.m/227.67Sq.ft
approx.



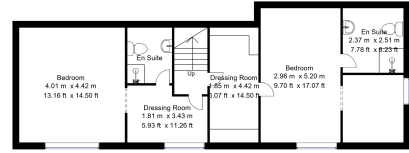
Cellar 2
31Sq.m/408.01Sq.ft
approx.



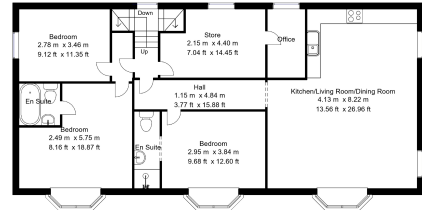
Ground Floor
208Sq.m/2243.32Sq.ft
approx.



Second Floor
40Sq.m/434.07Sq2.ft
approx.



First Floor
104Sq.m/1120.12Sq.ft
approx.



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.

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