



## The Lamb & Flag

Ref: 6450529

9 High Skellgate, Ripon, HG4 1BA

Freehold: Offers Over - £250,000 + VAT

Development Opportunity

Central location with good footfall

Large Site

External Trading Area

Potential for alternative use/conversion STPP

Energy Rating C



The Lamb & Flag is an early 19th Century three storey white-washed brick building. This large Grade II Listed property has always operated as a pub/inn and is well known within the area.

In need of refurbishment, the property is centrally located on a good sized site with an external trading area and car park.

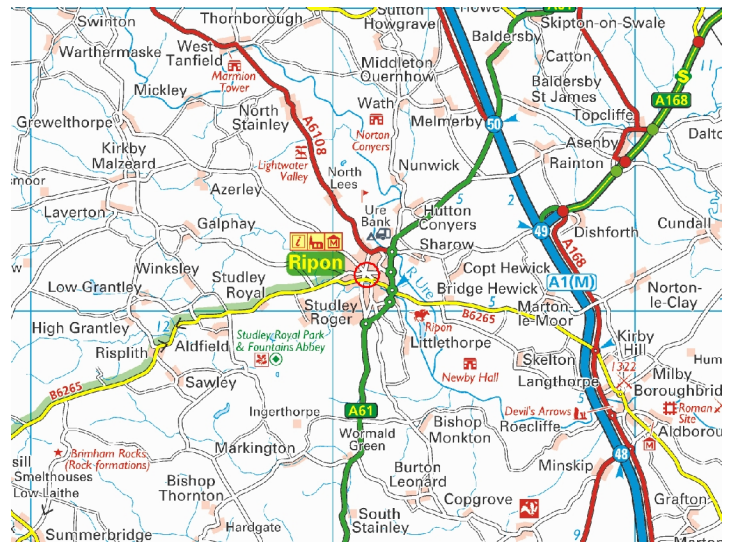
Floor area is c. 352 square metres (EPC) The site is c. 0.161 acres.

---

### Location

The Lamb & Flag is located in the market town of Ripon, within walking distance of the market square. This unspoilt cathedral city is a North Yorkshire gem with undeniable heritage, tradition, character and community.

Ripon lies in the upper valley of the River Ure and located 11 miles (18 km) south-west of Thirsk, 16 miles (26 km) south of Northallerton and 12 miles (19 km) north of Harrogate. As well as its racecourse and Cathedral, Ripon is a tourist destination because of its proximity to the UNESCO World Heritage Site which consists of the Studley Royal Park and Fountains Abbey.



---

### The Opportunity

The Lamb & Flag presents an excellent opportunity for an owner operator to purchase this well positioned site, refurbish and re-establish trade. Ideally located close to the town centre with good passing trade, the property was frequented by many locals in the past.

Alternatively, this opportunity may suit a developer who is looking for potential change of use (subject to planning permission).

---

### VAT

Please note that the purchase is subject to VAT at the prevailing rate.

---

### Regulatory

Premises License

---

### Internal Details

The property consists of a ground floor bar, lounge areas and kitchen, second and top floor living accommodation, as well as a sizeable cellar.

---

### Ground Floor

The main customer area is situated at ground floor and comprises of a u-shaped bar, lounge areas, kitchen and toilets.

To the rear of the property are both male and female toilets and further storage.

---

### Other Floors

The two top floors comprise of a living room, kitchen, six bedrooms and two bathrooms.

Located at basement level is a large beer cellar which can be accessed from behind the bar.



---

### Fixtures & Fittings

The property is to be sold with Vacant Possession and on an "as Seen" basis.

---

### Business Rates

The Rateable Value from 1 April 2023 is listed as £20,000. Confirmation of actual rates payable can be obtained from the local Authority.

---

## 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:

### Marslie McGregor

Business Agent - Pubs & Restaurants

M:+44 7813 072 460

E:marslie.mcgregor@christie.com

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