



Foresters Arms

Ref: 5455536

20 Main Street Grassington, Skipton, BD23 5AA

Freehold: £650,000

Prime central location

Built in 1600's, pub & restaurant

7 en suite letting rooms

44 covers externally

Huge potential to increase trade

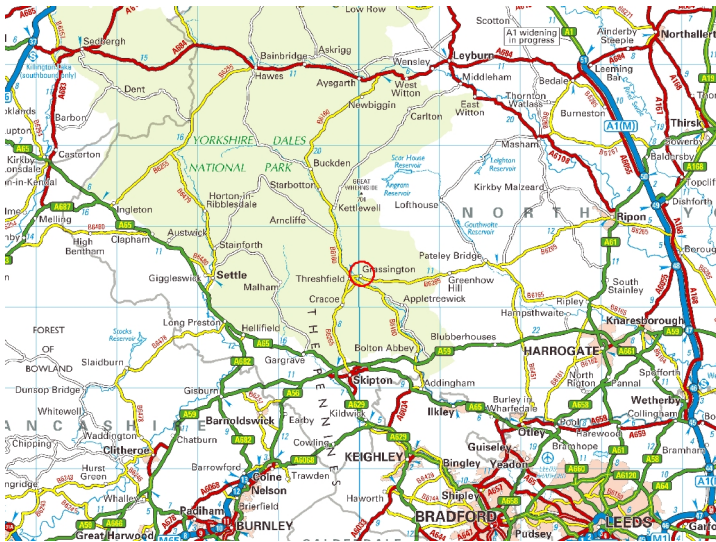
Same owner for over 30 years. Energy Rating C



The original pub was built in the 1600's and has been added to over the years. It contains seven en suite letting rooms, 28 dining covers, room for just over 50 drinkers and outside space for 48 seated facing the Main Street.

Currently run by one of the partnership with the assistance of staff, the site is turnkey with the potential to undertake some updating and a huge opportunity to expand the letting room space/ living accommodation.

Externally there is the opportunity to turn the rear storage area into more outside drinking space. The pub is ideally located in one of the most popular villages in North Yorkshire.



Location

The Foresters Arms is situated in the central part of the picturesque market town of Grassington, a popular tourist destination located within the Yorkshire Dales National Park which has a diverse range of shops, restaurants and pubs.

The town is approached via the B6265 which provides access to the Nidderdale Area of Outstanding Beauty in the east, and Skipton to the south. The affluent market town of Harrogate lies c. 24 miles to the south east.

Internal Details

On the ground floor are:

- Bar/lounge, space for 50 customers
- Restaurant for 28 customers (available for parties and functions)
- Pool and darts area

Lower ground floor and ground floor ancillary areas include:

- Cellars
- Storage rooms
- Utility room
- Customer toilets

First floor ancillary areas include

- Fully fitted commercial kitchen
- Storage areas (including cold storage)
- Office





Letting Accommodation

The letting accommodation is arranged over the first and second floors and comprises:

- Four en suite double rooms
- Two en suite family rooms
- One en suite twin room

All rooms have tea/coffee making facilities and TV.

There is an attic which has potential to be converted into three more letting rooms, subject to obtaining the necessary planning consent.

Owner's Accommodation

There is a staff bedroom and bathroom located on the first floor.

Fixtures & Fittings

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



External Details

The pub faces onto the Main street and has space for 48 people seated and plenty more standing. The rear is currently a storage area but could be cleared and converted to create an external rear beer garden.

The Opportunity

The Foresters Arms is ideally situated in one of the most popular tourist destinations in the Yorkshire Dales. The pub has been trading for around 400 years and has been in the current ownership for over 30 years. The owners are selling for retirement and are looking for a new owner to come in and keep trading the existing business and move it to the next level. The external space at the rear, along with the large loft space, offers the opportunity for more letting rooms and outdoor trading space. The opening hours could be extended, and the rooms upgraded, currently they are let out for £90- £120 per night. A new owner will be taking on a popular locals and tourists pub in the beautiful town of Grassington.



Staff

Fully staff run, other than the manager who is one of the partners. His role is back and front of house.

Trading Hours

The pub is open:

Monday to Thursday 11.00 am - Midnight

Friday and Saturday 11.00 am - 1.00 am

Sunday 11.00 am - Midnight

Food is served in the restaurant and the bar from 12 noon to 2.30pm and 6pm to 8.30pm Monday to Friday and 12 noon until 8pm on Sundays.

Trading Information

Turnover - Y/E Jul 2023 - £506,638 - £75,000 Adj Net Profit

Turnover - Y/E Jul 2022 - £512,694 - £92,500 Adj Net Profit



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:

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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.



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