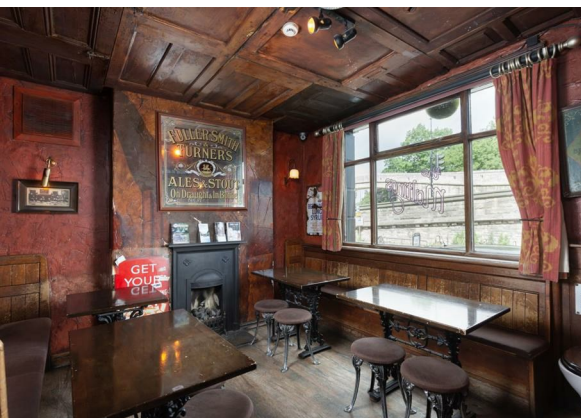


Freehold City Centre Public House - York Offers In Excess Of £1,350,000

- A well established and renowned York city centre public house.
- Under the same ownership for in excess of 30 years.
- Located within a central position, close to York train station and city centre.
- Approximately 55 covers plus external terrace.
- Well presented 3 bedroom manager's flat to the first floor.



DESCRIPTION

A well established and renowned York city centre public house, having been under the same ownership for in excess of 30 years. An unrivalled reputation for good quality real ale and home cooked hearty food. The outlet is extremely popular with tourists, locals and office workers alike.

The property was thoughtfully renovated and extended in circa 2012 and now benefits from an open plan trading space with bar area, allowing for 55 covers and ample standing area. In addition, there is an outside terrace, commercial kitchen and customer toilet facilities to the ground floor. The first floor provides a spacious and well presented three bedroom manager's flat, with open plan kitchen living space with views over Lendal Bridge and York Minster beyond. A beer cellar is located to the basement areas.

LOCATION

The public house is positioned in an enviable position, being effectively the first food and drink establishment heading into the city centre, walking from the train station, thus providing a steady stream of passing traffic throughout the day.

A number of large employers are located within close proximity, including Avivia and City of York Council, which provide a reliable day time food trade. Other local occupiers include Malmaison Hotel & Sora Sky Bar, The Grand Hotel & Spa and The Star Inn The City.

SERVICES

We understand that the property benefits from all mains services.

TERMS

The freehold, business goodwill and fixtures and fittings are offered for sale for offers in excess of £1.35m. Stock is to be in addition and at valuation upon completion.

TRADE & BUSINESS

The public house has a strong trading history over the last 30 + years and has robustly dealt with recent years, having now returned to pre-pandemic levels of income. Wet sales amount to approximately £11,500 per week net of VAT (average). Food/kitchen sales have been under a lease arrangement - further information available upon request.

The business employs two full time managers, in addition to a number of part time bar/kitchen staff, working variable hours as required.

The outlet currently operates Monday - Saturday: 11am-11pm and Sunday: 12-10.30pm. Food is served Monday - Thursday: 12-2pm and Friday - Sunday: 12-4pm, therefore giving substantial potential for extending serving hours, to offering evening meals.

Full financial trading history is available to interested parties upon requested

FIXTURE & FITTINGS

The property is offered for sale as a fully fitted out and equipped public house. Items of a personal nature within manager's flat are specifically excluded.

LOCAL AUTHORITY

City of York Council

LICENCES

The property benefits from a Premises Licence (CYC - 009060), which stipulates that the permitted opening hours are 7am until 2:30am the following morning, 7 days a week. Alcohol can be served between the hours of 10am and 2am the following morning, 7 days a week. We would recommend that interest parties make enquiries with the local authority licensing department.

BUSINESS RATES/COUNCIL TAX

Rateable Value - £46,500

Council Tax - Band A

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 59.

VIEWINGS

Strictly by way of appointment with the sole selling agent - Stephenson's Estate Agents (01904 625533)

AGENT'S NOTE

Under the Estate Agency Act 1979, we are obliged to inform you that the owner of this property/business is a relative of an employee of Stephenson's Estate Agents LLP.

Tanner's Moat, York, YO1 6HU

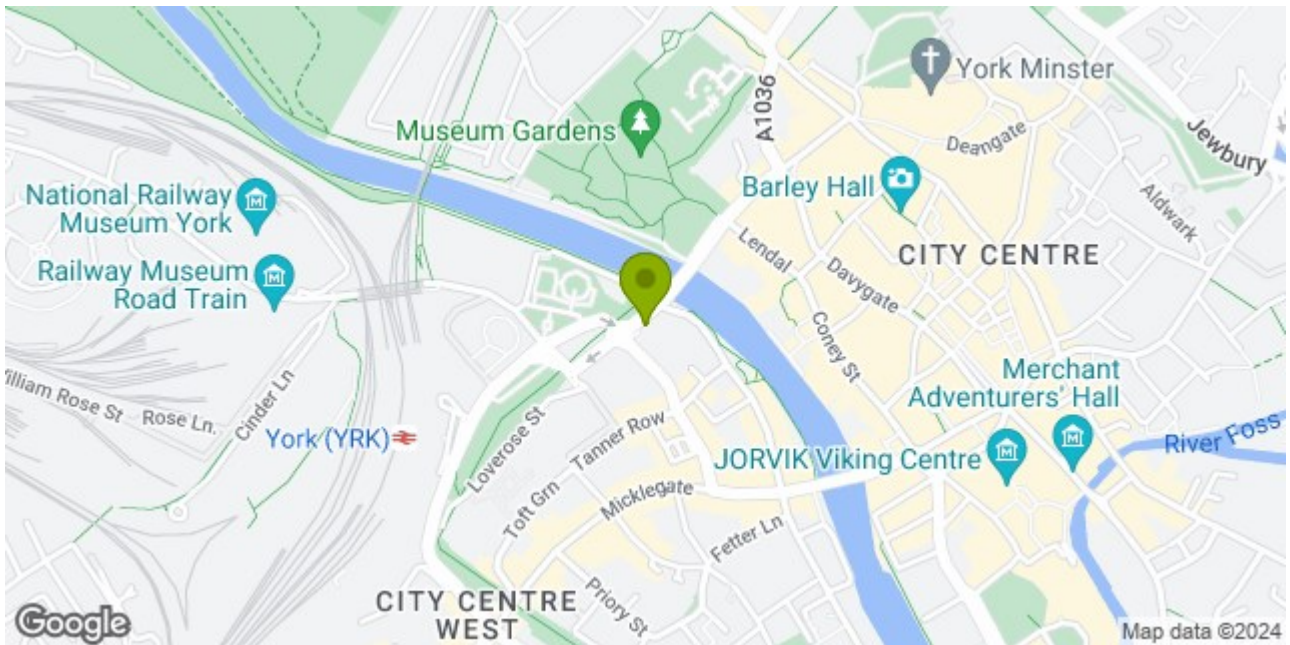
Ground Floor - (Excluding Terrace)
GROSS INTERNAL FLOOR AREA
APPROX. 1464 SQ FT / 135.99 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1197 SQ FT / 111.16 SQ M



Cellar
GROSS INTERNAL FLOOR AREA
APPROX. 283 SQ FT / 26.25 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2944 SQ FT / 273.4 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
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Associates

N Lawrence

