

# VICTORIA INN

31 MAIN STREET, WETWANG,  
DRIFFIELD, YO25 9XL

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



- IDEALLY POSITIONED ON MAIN STREET IN THE YORKSHIRE WOLDS VILLAGE, WITHIN EASY TRAVEL DISTANCE TO DRIFFIELD, POCKLINGTON AND MALTON, ON A166
- TRADITIONAL PUBLIC HOUSE WITH REGULAR LOCAL CUSTOM AND A GOOD VOLUME OF PASSING TRADE
  - LOUNGE BAR, GAMES AREA, POOL TABLE AND DARTS AREA
- DINING AREA FOR 26 COVERS AND RESTAURANT CATERING FOR A FURTHER 42 COVERS MINIMUM
  - BEER GARDEN WITH COVERED SMOKERS AREA LEADING TO CAR PARKING FOR 15 CARS

**FOR SALE - £250,000 FOR THE FREEHOLD INCLUDING BUSINESS GOODWILL,  
FIXTURES AND FITTINGS PLUS STOCK AT VALUATION**

**VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS**

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Regulated by **RICS**

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50  
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

The Victoria Inn is ideally positioned on Main Street in the Yorkshire Wolds village of Wetwang, located 6 miles west of Driffield. Wetwang sits on the A166, around 24 miles to the east of York and within easy travel distance to Driffield, Pocklington and Malton. The Victoria Inn is a traditional Public House with the benefit of a sizable Restaurant and additional Dining Area. It benefits from both regular local custom and a good volume of passing trade due to its excellent main road position.

LOCATION

The property is easily found on Main Street on the A166. Travelling by car from York, upon entering the village and to access the car park, take the first right into Southfields Road and follow the road until the sign for the Victoria Inn Car Park can be seen on the left hand side.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th edition). The unit provides the following net internal floor areas:

Description	
GROUND FLOOR	
FRONT ENTRANCE	part stained timber boarded walls, double doors to:
GAMES AREA	5.39m x 4.71m; mock ceiling and wall beams, rustic brick fireplace surround with quarry tiled hearth, radiator, convector radiator, wide opening to Lounge Bar, access to Ladies and Gents Toilets. Facilities include darts area, pool table, juke box.
LADIES	w.c., pedestal wash hand basin, part tiled walls, radiator, tiled floor.
GENTS	2 pod urinals, w.c., corner wash hand basin, part tiled walls.
LOUNGE BAR	11.62m x 4.54m; mock ceiling and wall beams, drinking shelves to part, rustic brick fireplace surround with quarry tile hearth to open fire, radiator, 2 section of upholstered fixed bar seating with loose tables and chairs, seating for around 30, drinking shelf, wide opening to Dining Area. Facilities include AWP point.
BAR SERVERY	Laminate counter to 2 sides, stained timber panelled bar, overhead canopy including recessed lighting, glass and bottle shelves, glass washer point, single drainer stainless steel sink, non slip floor, hatch to basement, backfitting, glass and bottle shelves, cold drinks cabinet space.
DINING AREA	4.5m x 4.59m; mock wall beams to part, exposed brickwork to part, 2 double and single radiators, section upholstered fixed bar seating with heating behind, plus loose tables and chairs, seating fro 24, darts area, two doors to:
RESTAURANT	8.87m x 6.55m; painted timber boarded ceiling, mock ceiling beams, part exposed stonework and brickwork, radiator, 2 convector radiators, set out for 42 covers minimum. In/out access to:

KITCHEN	3.63m x 5.5m; part tiled walls, cooker hood with extraction fan to cooking area having aluminium clad walls, gas and electric points, single drainer double bowl stainless steel catering sink, dishwasher point, non slip floor, door to rear.
STORE	3.51m x 1.97m; part tiled walls, stainless steel wash hand basin, non slip floor, Alpha boiler.
FURTHER TOILETS	
HALL	Radiator
LADIES	2 w.c., pedestal wash hand basin, fully tiled walls, radiator, and vinyl tiled floor.
GENTS	2 pod urinals, w.c., corner wash hand basin, fully tiled walls, radiators, vinyl tiled floor.
BASEMENT	
BEER CELLAR	
LIVING ACCOMMODATION	Separate entrance from rear, stairs to:
FIRST FLOOR	
LANDING	radiator, upvc double glazed window
LIVING ROOM	7.2m x 3.4m; 2 radiators, brick fireplace surround, stone hearth, upvc double glazed window.
KITCHEN	3.35m x 3.19m; worksurface to 3 sides, with short breakfast bar, single drainer double bowl stainless steel sink, electric hob with built in oven, plumbing for washing machine, upvc double glazed window, gas boiler.
INNER LANDING	1.71m x 5.03m; radiator, upvc double glazed window
BATHROOM	Panelled bath, electric shower, pedestal wash hand basin, w.c., radiator, part tiled walls, upvc double glazed window.
BEDROOM 1	3.08m x 3.68m; radiator, built in wardrobes and drawers, upvc double glazed window
BEDROOM 2	3.91mx x3.64m; radiator, cupboard to alcove, upvc double glazed window
BEDROOM 3	3.58m x 3.65m; built in wardrobes and drawers, radiator, upvc double glazed window.
OUTSIDE	
FORECOURT	with parking on highway
REAR TERRACE	With covered heated smoking area.
STORE	2.56m x 4.6m; fully tiled walls and floor, freezers and refrigerator
LOG STORE	
BOTTLE STORE	

SERVICES

Mains water, electricity and drainage are connected. Central heating is by way of LPG gas, supplying two separate boilers.

LOCAL AUTHORITY

East Riding of Yorkshire Council.



### RATEABLE VALUE

Rateable Value: £9,350 (2017 List)

Rates Payable: 2018/19: £4,488 (based on the Small Business Rates Multiplier).

Living Accommodation – Council Tax Band A

### FIXTURES AND FITTINGS

An inventory of fixtures and fittings to be included in the sale will be produced in due course. It should be noted that items of a personal nature, and those owned by third party suppliers will be excluded.

### TRADE & BUSINESS

The business is operated by full time and part time proprietors and various part time staff working variable hours. There is an excellent range of draught beers offered and a flexible catering menu. The outlet achieves sales of around £4,000 to £4,500 gross takings per week. Financial information will be provided to seriously interested parties following inspection.

### LICENSES

The property operates with the benefit of a Premises Licence granted by the Council under reference ERYC/040566. This permits the sale of alcohol between 11am and midnight each day although a Friday and Saturday night the terminal hour is 1am the following morning. It also provides for Regulated Entertainment from 6pm to midnight each day except Sundays until 11.30pm. Seriously interested parties should make their own enquiries directly of the Licensing Department at the Council.

### TENURE

The property is freehold.

### VALUE ADDED TAX

VAT may be chargeable on the sale price agreed and if appropriate this will be at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D 92.

### VIEWING

Strictly by appointment with the sole selling agents.







#### AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
  - a) that he has relied solely on his own judgement and or that of his advisers;
  - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
  - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
  - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
  - b) to make no approach to the vendors or lessors or their staff in any way;
  - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
  - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
  - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
  - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C1595

25/04/2018