

TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



FLEECE INN

MAIN STREET, BISHOP WILTON, EAST YORKSHIRE YO42 1RU

NEW FREE OF TIE LEASE AVAILABLE

EXTREMELY POPULAR WOLDS VILLAGE

WITHIN 2 MILES OF A166, YORK TO DRIFFIELD AND BRIDLINGTON MAIN ROAD

CLOSE TO MARKET TOWN OF POCKLINGTON

OPEN PLAN TRADING AREA WITH LOUNGE BAR; REAR LOUNGE; LOCALS' BAR; CENTRAL SERVERY

4 DOUBLE/TWIN EN SUITE LETTING ROOMS

SPACIOUS 3 BEDROOMED LIVING ACCOMMODATION

GRASSED BEER GARDEN AREA AND SPACIOUS CAR PARK

RENT: £35,000 per annum plus Stock at valuation

**TO LET: BY WAY OF NEW FULL REPAIRING AND INSURING LEASE FOR
MINIMUM 10 YEAR TERM, LONGER IN MULTIPLES OF 5**

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

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.

DIRECTIONS

From York take the A166, through Stamford Bridge and at the bottom of Garrowby Hill turn right following the signposts to the centre of the village. From Driffield take the A166 and at the bottom of the steep Garrowby Hill, turn left.

ACCOMMODATION

Description

GROUND FLOOR

Entrance Lobby	from Main Street with inner door to Lounge Bar, exposed brickwork, quarry tiled floor.
Lounge Bar	4.2m x 10.4m overall; seating for around thirty, corner section fixed bar seating with heating behind, three double radiators, stained timber boarded walls, raised open fireplace, delft rack.
Central Bar Servery	3.1 x 2.45m; stained and polished timber counter to three sides with timber boarding beneath and exposed brick pillars, stainless steel wash hand basin, space for cold drinks cabinets, plumbing for glass washer, floor hatch to Beer Cellar, quarry tiled floor.
Locals Bar	5.3m x 4.4m; Delft rack, two sections fixed bar seating with heating behind plus loose chairs with seating for around twenty persons, exposed stone fireplace.
Rear Lounge	6.21m x 3.68 m overall, extending into entrance area, painted timber boarded ceiling, Georgian basket grate to open fire, timber boarded panelling to walls to part, loose tables and chairs, seating for around fifteen.
Waiters Station	laminated work surface to two sides, door to Kitchen.
Entrance Hall	double doors from Car Park, Inner Lobby area with door to stairs to first floor, double doors into rear Lounge.
Kitchen	3.5m x 5.6m overall; high level Velux windows and dome, fully tiled walls, stainless steel cooker hood with extraction and trap system, cladding to walls to cooking area, single drainer double bowl stainless steel catering sink, dishwasher point, quarry tiled floor, stainless sink wash hand basin, gas and electricity catering points, door to Rear Entrance Hall.
Gents Toilets	Three pod urinals, two pedestal wash hand basins, WC, part tiled walls, double radiator, quarry tiled floor.
Ladies Toilets	WC and two pedestal wash hand basins, part tiled walls, double radiator, quarry tiled floor.

Disabled Facility	Person's	Grab handles, radiator, WC, wash hand basin, fully tiled walls, quarry tiled floor.
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FIRST FLOOR

Landing	Radiator, door into private quarters, staff facility and:
Store	To be constructed; 3.5m x 2.35m.
Staff Facility	WC and wash hand basin, radiator.

PRIVATE QUARTERS

Landing	Radiator
Bedroom 1	to be 3.9m x 4.3m, double radiator.
Bedroom 2	2.88m x 2.76m, radiator.
Sitting Room	4.25m x 3.3m; double radiator.
Bedroom 3	3.0m x 2.37m, radiator.
Kitchen/Diner	2.76m x 4.5m, double radiator, laminate work surface to three sides, single drainer double bowl sink, part tiled walls, electric cooker point, Euro Stan oil boiler.
Bathroom	Panelled bath with shower over, WC, pedestal wash hand basin, airing cupboard with hot water cylinder, radiator.

CELLAR	Reached by internal floor hatch from Bar Serving counter to:
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Beer Store 1	1.65m x 2.5m
Beer Store 2	6.6m x 3.7m; stainless steel single drainer sink unit, beer chute to right hand side.

OUTSIDE	There is a detached building to the side of the entrance to the car park comprising a range of Letting Accommodation which comprises as follows:
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Letting Room One	5.4m x 6.55m; one double bedroom, small sitting area, bathroom containing shower, w.c. pedestal wash hand basin, radiator, gas hot water heater, exposed ceiling beams.
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Letting Room Two	3.9m x 2.75m; double room, exposed timber ceiling beams, radiator, gas hot water heater, En Suite bathroom with shower over bath, WC, pedestal wash hand basin, radiator.
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Letting Room Three	3.9m x 2.9m; twin room, exposed timber ceiling beams, radiator, ensuite with shower, WC, pedestal wash hand basin, radiator, gas hot water heater.
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Letting Room Four	3.9m x 3.1m; twin room, exposed timber ceiling beams, double radiator, ensuite with bath, with shower over, pedestal wash hand basin, radiator, gas hot water heater.
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Store	3m x 3m approx. Gas boiler providing central heating to chalets.
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CAR PARK	The gravelled car park has spaces for approximately twenty vehicles.
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Beer Garden	There is a pleasant grass area which is enclosed for child safety.
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SERVICES

We understand that mains gas, electricity, water, and drainage are connected to the property.

LOCAL AUTHORITY

East Riding of Yorkshire

Council Tax Band: B

RATEABLE VALUE

£8,750

FIXTURES AND FITTINGS

An inventory of the tenant's trade, fixtures and fittings will be prepared. The incoming tenant will contribute 50% of the valuer's fees for preparing same. The incoming tenant is to pay the outgoing tenant the valuer's certified valuation.

TENURE

The property is to be let by way of a new lease for an agreed term of years, being a minimum of 10 years or longer by agreement in multiples of 5 years.

The lease will be Free of Tie in respect of all wet products sold from the premises.

The lease will be of a full repairing and insuring nature with the tenant taking over the premises as they are and being responsible for all internal and external repairs. The Tenant will re-imburse the Landlord the insurance premium in respect of Building Insurance. The Tenant will be responsible for insuring the fixtures and fittings and all other usual business insurances.

The rent is £35,000 per annum, exclusive of rates and outgoing. There will be provision for a rent review at the end of the fifth year.

Flexibility will be considered, subject to the incoming tenant's plans with the business.

The lease will be subject to satisfactory references, details of the key personnel involved in the business, a brief business plan being prepared and proof of financial resources available for the purchase of the fixtures and fittings, stock and working capital.

STOCK

The incoming tenant to purchase the outgoing tenant's stock at valuation.

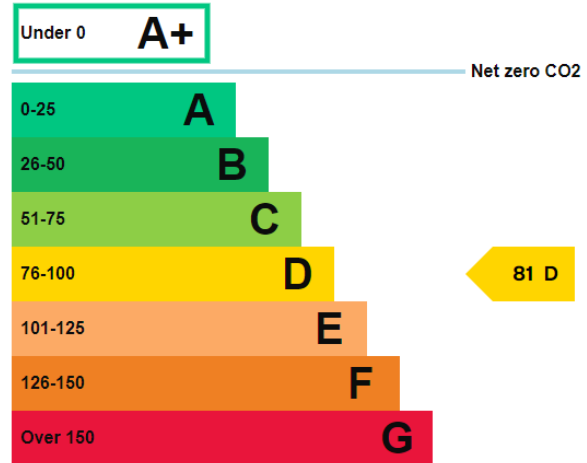
LICENCES

There is a Premises Licence under reference ERYC/LR0043898. This permits the sale of alcohol and for Regulated Entertainment between the hours of 11 a.m. and midnight each day, with a terminal hour of 2 a.m. the following morning on Fridays and Saturdays.

Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is D.



VIEWING

Strictly by appointment with the sole letting agent.



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 C2122

08 March 2024