

# FOR SALE / TO LET

## ROSE AND CROWN

MAIN STREET, SUTTON-ON-THE-Forest, YORK, YO61  
1DP

**BARRY  
CRUX** & COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

**Price - £595,000**  
**Rent - £45,000 per annum**  
For Sale or To Let

**Public House**

### Property Features

- Picturesque and popular village 8 miles north of York on B1363 to Helmsley, drawing in custom from a wide area
- Long-established trade with excellent reputation for its food with large catering kitchen suitable for also operating outside catering
- Superb external terrace with large gazebo and large grassed beer garden
- Large catering kitchen suitable for also operating outside catering



**Enquiries**

**Barry Crux & Company**  
01904 659990  
admin@barrycrux.co.uk

## Location

The Rose & Crown is situated in the picturesque village of Sutton on the Forest which is about 8 miles to the North of York, connected to it by way of the B1363. This area is entirely rural and one of the most affluent parts of York. The Rose & Crown stands in the centre of the village and is easily found, being in a prominent position. It stands well on the village street and has the benefit of a car park and lawned Beer Garden to the rear.

## Description

The Rose and Crown Public House is set in a picturesque and popular village 8 miles north of York on B1363 to Helmsley. It has a long established trade with excellent reputation for its food, drawing in custom from a wide area. There is a lounge bar, two dining areas and conservatory with 62 covers. There is a large catering kitchen suitable for also operating outside catering. A superb external terrace with large gazebo provides 40 covers as well as a large grassed beer garden. The property also includes 3 bedroomed living accommodation .

## Accommodation

Ground Floor:  
Front Entrance: with quarry tiled floor and opening to:  
Hall: Radiator, doors in to Dining Room and:  
Lounge Bar: 4.42m x 5.82m; exposed ceiling beams, cast iron stove.  
Bar Servery: stained timber countertop to 2 sides, ornate caved panelling beneath,  
Dining Room: 8.34m x 3.83m; exposed ceiling beams, stone hearth to fireplace with coal effect gas fire, serving counter to Bar Servery, wide opening to:  
Inner Dining Area: 6.38m x 3.64m; maximum, wide opening to Conservatory.  
Waiters' Station: 3.5m overall x 2.51m; arranged to provide a preparation area.  
Conservatory: 7.95m x 5.34m; double doors to Patio.  
Inner Hall: access to toilets, cleaner's cupboard.  
Kitchen: 8.63m x 5.81m; door to Rear Store and:  
Cold Store: 2.37m x 2.89m; walk in unit  
Rear Store: 2.62m x 2.44m; acting as delivery bay  
Beer Store: 3.82m x 1.18m; delivery door to Car Park.  
Utility: 2.9m x 4.12m Belfast sink, plumbing for washing machine, gas boiler, door to rear

First Floor:  
Sitting Room: 5.84m x 4.41m painted timber fireplace surround.  
Bedroom 1: 4.98m x 3.83m  
Bedroom 2: 3.84m x 3.65m  
Bedroom 3/Kitchen: 2.47m x 5.19m  
Bathroom

Outside: Car park to side having gravelled and tarmacadamed surface, spaces for 8 cars.

Terrace: timber decked area  
Beer garden laid out to lawn and gravelled area with mature borders and hedging  
Storage compound with LPG tank, and small timber shed.



## Services

Mains Electricity, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Trade and Business

The Rose and Crown has been operated under both tenancies and management for a number of years and has an excellent and long-standing reputation for its first-class food, served in an intimate and relaxed atmosphere.

Trading and financial information cannot be provided to any interested party, who must make their own judgements as to what levels of sales and profitability might be expected to be achieved. However, we would expect sales to be capable of averaging around £10,000 gross per week.

## Fixtures and Fittings

The property is being sold/let as a fully equipped business. Some items of furniture and ornamentation will be excluded from the sale, as being the personal property of the vendor.

## Licences

The Rose & Crown operates with the benefit of a Premises License. Interested parties should make their own specific enquiries with the appropriate authorities in respect of any licensing matters.

## Terms

The property is freehold.

As an alternative to purchasing the property will be let by way of a new full repairing and insuring lease for a term of 10 years, and at a rent of £45,000 per annum and with provisions for rent reviews at the end of every third year of the term. The terms are flexible, and a longer lease may be negotiated. There will be a bar against assignment of the lease in the first two years. The owner is prepared to agree to an option to purchase the freehold, by negotiation, being granted subject to acceptable terms being agreed.

### AGENT'S NOTE

The photographs on these particulars show the property as it was when trading. It is now closed. All of the loose fixtures and fittings have been removed with the exception of some catering items in the kitchen. Therefore, the property will be sold on an "as seen" basis. No value will be attributable to any equipment and there will be no certificates provided. This is with the exception of the Built-in Walk-In Cold Store off the Catering Kitchen which is included as a condition of sale. This will be transferred to the purchaser in the sum of £1,500 plus VAT. There is a refrigeration engineers' certificate for this item.

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# Local Authority

Hambleton

## Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£10,500	
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Council Tax Band: A

## Value Added Tax

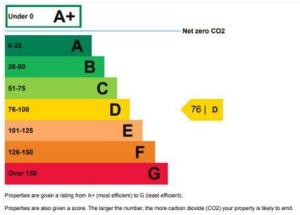
VAT may be chargeable at the sale price and if appropriate this will be at the prevailing rate.

## Costs

The lessee will be required to meet the lessors' proper legal costs incurred in connection with the granting of a lease.

## EPC Rating

The property has an energy performance asset rating of D 76. A full copy of the EPC is available upon request.



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