

# FOR SALE

## CARLTON INN

CARLTON HUSTHWAITE, THIRSK, YO7 2BW

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

**Price - £695,000**

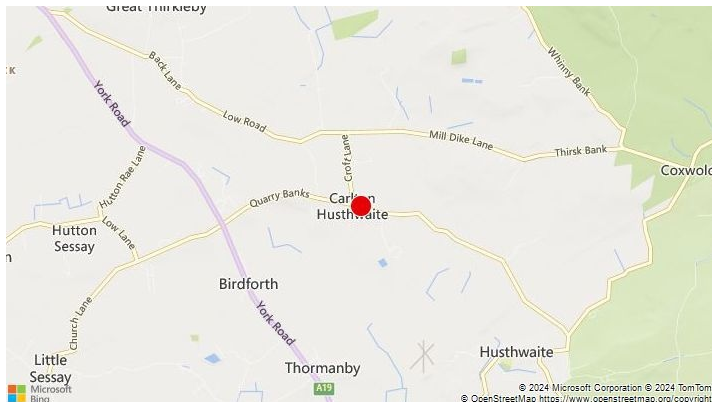
**Rent - £50,000 per annum**

Pub for sale or Let

## Public House

### Property Features

- Situated in extremely attractive North Yorkshire village
- Free of any tie
- Substantial premises, large car park, beer garden, and terraced area
- Spacious 4 bedroomed living accommodation
- Potential to introduce letting bedrooms



**Enquiries**

**Barry Crux & Company**

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## Location

From the A19 York to Thirsk main road, signposting is easily seen leading to Carlton Husthwaite village. The property is situated towards the centre on the left-hand side when entering the village.

## Description

Pub for sale in attractive North Yorkshire Village. Including large restaurant and dining area, and a large beer garden and car park. The property also has spacious living accommodation with the potential to introduce letting bedrooms.

## Accommodation

Ground Floor:

Front Entrance Lobby with door to:

Restaurant: 30 covers minimum.

Dining Room: Suitable for private parties. Set out for 14 covers minimum.

Further Restaurant Area: Step up from Restaurant, set out of 30 covers minimum.

Lounge Bar: Double door to rear terrace set out circa 20 seats.

Rear Entrance: Door into service area.

Disabled WC with baby changing

Gents WC

Ladies WC

Service Hall: Connects servery to Kitchen, door to private hall, door to rear.

Wash-Up

Kitchen: Stainless steel catering sink, extractor fan and trap, walk in cold store

Inner Private Hall Stairs

First Floor:

Landing

Bedroom 1: With ensuite shower room, WC, and pedestal wash basin

Bedroom 2: Built in wardrobes, ensuite with panelled bath, WC and basin.

Bedroom 3: Exposed ceiling beams and Georgian cast iron fireplace

Bedroom 4: With large walk-in wardrobe

House Bathroom: With panelled bath, shower cubicle, WC and pedestal wash hand basin

Breakfast Kitchen: Fitted kitchen with integrated appliances

Sitting Room

Outside:

Rear Wing

Walk-in Store: Plumbing for washing machine and drier

Boiler Room: Floor mounted oil-fired boiler

Beer Store: Double door to car park, concrete floor with drainage gully, Heineken dispenser.

Garage: Of brick construction with asbestos cement sheet roof  
Compound: Fence

Terrace/Patio: Leading directly off the lounge-bar area, being partly timber framed covered with seating for a minimum of 22 and extending onto:

Beer Garden: Laid to grass, extending beyond adjoining the car park

Car Park: Gravelled and to the right-hand side and rear, with spaces for a minimum of 50 cars. The grassed area leading off this has in the past been utilised for touring caravans and motorhomes, having hook up points for electricity.



## Services

The property has mains water, electricity, and drainage. There is an oil-fired boiler which provides central heating and hot water throughout.

## Trade and Business

This business has been operated under tenancy for a number of years, which has now come to an end. As a consequence, there is very limited financial and trading information relating to this. However, it is considered that the business should be capable of achieving sales of at least £10,000 per week, to be generated from the minimum of 70 covers to the restaurant area, plus the lounge bar facility. Seriously interested parties will, however, need to make their own judgement as to what they consider they will be capable of achieving in terms of sales and profitability. Currently, the Carlton Inn is closed on Mondays. Trading from Tuesdays through to Sundays, however, is from noon until 11:00pm. These hours are designed to suit the owner's wishes. There is no reason why trading should not be between 11:00am and 1:00am the following morning, every day. Food is on offer throughout the day. It is anticipated that this business should be operated by two full-time proprietors, assisted by a range of staff, some of whom may be required on a full-time basis, but the bulk being part-time employees. There will be the purchaser/lessee's responsibility for arranging their own staffing matters, as it is not envisaged that any staff working in the business currently would be transferred.

It should be noted that there is NO TIE in respect of any beers, alcohol, or other products sold on the premises.

## Fixtures and Fittings

The outlet is fitted out and equipped to a very high standard of specification, with excellent quality equipment and furnishings. It should be noted that the till system is currently held on a lease arrangement, albeit with only a few outstanding payments remaining. The purchaser will therefore have the option of taking this over or arranging his own.

If the business is required and a lease taken, the fixtures and fittings will be retained by the Landlord, with the Tenant being responsible for their maintenance.

## Licences

The outlet operates with the benefit of a premises licence. This permits the sale of alcohol everyday between the hours of 11:00am and 1:00am the following morning. It also allows live and recorded music everyday between the hours of 11:00am and 1:30am the following morning. Seriously interested parties should make their own enquiries of the Local Authority Licencing Department relating to details.

## Terms

The property is being offered for sale on a freehold basis. All of the trade fixtures, fittings, and equipment will be included in the sale, as noted above.

If the property is to be taken on a lease, this will be by way of a new full repairing and insuring arrangement. A term of 10 years is offered, at a commencing rent of £50,000 per annum. This figure is inclusive of the trade fixtures, fittings, and equipment, which are in essence being "rentalised" within this figure. The Tenant will be required to maintain and replace as necessary any fixtures and fittings utilised in connection with the business. The incoming Tenant will also be required to lodge a 3-month rent bond, and to make a contribution of £1,500 plus VAT towards to the Landlord's costs of preparing and completing a lease.



# Local Authority

Hambleton

## Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£7,250	
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The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

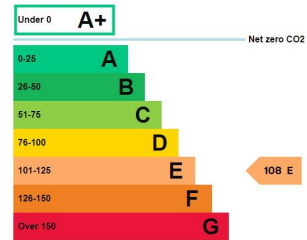
## Value Added Tax

VAT may be charged at the prevailing rate.

## EPC Rating

This property has a rating of E 108

This property's energy rating is E.



01904 659 990

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