

TO LET

THE FLEECE INN

47 MAIN STREET, BISHOP WILTON, YORK, YO42 1RU

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

Rent - £35,000 per annum

Public House

Property Features

- New free of tie lease available
- Extremely popular Wolds village
- Close to Market Town of Pocklington
- 4 Ensuite letting bedrooms
- Spacious 3 bedroomed living accommodation



Enquiries

Barry Crux & Company

01904 659990

admin@barrycrux.co.uk

Location

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 Driffild take the A166 and at the bottom of the steep Garrowby Hill, turn left.

Description

Pub to let in extremely popular Wolds Village of Bishop Wilton, close to Pocklington. Includes letting accommodation and large beer garden. New free of tie lease available.

Accommodation

Ground Floor:

Entrance Lobby from Main Street with inner door to Lounge Bar.

Lounge Bar: 4.2m x 10.4m overall; seating for around thirty, corner section fixed bar seating.

Central Bar Server: 3.1 x 2.45m; wash hand basin, space for cold drinks cabinets, plumbing for glass washer, floor hatch to Beer Cellar.

Locals Bar: 5.3m x 4.4m; Delft rack, two sections fixed bar seating plus loose chairs with seating for around twenty persons.

Rear Lounge 6.21m x 3.68 m overall, extending into entrance area, loose tables and chairs, seating for around fifteen.

Waiters Station: laminate 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, catering sink, dishwasher point, quarry tiled floor, wash hand basin, gas and electricity catering points, door to Rear Entrance Hall.

Gents Toilets

Ladies Toilets

Disabled Person's Facility

First Floor:

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:

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, wash hand basin, airing cupboard with hot water cylinder.

Cellar:

Reached by internal floor hatch from Bar Serving counter to:

Beer Store 1: 1.65m x 2.5m

Beer Store 2: 6.6m x 3.7m; 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:

Letting Room One: 5.4m x 6.55m; double bedroom with ensuite.

Letting Room Two: 3.9m x 2.75m; double bedroom with ensuite.

Letting Room Three: 3.9m x 2.9m; twin room with ensuite.

Letting Room Four: 3.9m x 3.1m; twin room with ensuite.

Store: 3m x 3m approx. Gas boiler providing central heating to chalets.

Car Park: The gravelled car park has spaces for approximately twenty vehicles.

Beer Garden: There is a pleasant grass area which is enclosed for child safety.



Services

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

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.

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.

Terms

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

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£8,750

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

The property's energy rating is D 81

This property's energy rating is D.

