

FOR SALE

FORMER BUMPER CASTLE

WIGGINTON ROAD, YORK, YO32 2RJ

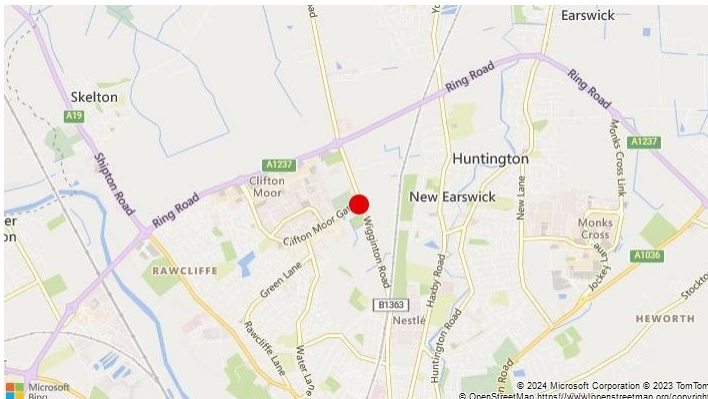
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £550,000 Offers over

Public House

Property Features

- Prominent main road location
- Close to retail, commercial and leisure areas on Clifton Moor
- Large site with spacious car park
- Living accommodation



Enquiries

Barry Crux & Company

01904 659990

admin@barrycrux.co.uk

Location

From York city centre follow directions to the north, passing York Hospital on the left hand side, and Nestlé Chocolate Factory on the right hand side, over the railway level crossing, and the property is the first main building on the left, situated at the traffic lights. From York outer ring road to the north take the B1363 turnoff, signposted to York, and the Bumper Castle is situated on the right hand side adjoining the traffic lights into Clifton Moor.

Description

A public house, latterly operated as a restaurant but suitable for a wide range of uses with the possibility of a long-term re-development opportunity, subject to planning consent. Situated on a prominent main road location and close to retail, commercial and leisure areas on Clifton Moor with a large site with spacious car park.

Accommodation

Ground Floor

Front Entrance: double doors to front, inner doors to:
Front Dining Area: 10.66m overall x 3.97m (including entrance); This effectively forms two separate trading areas. Door to private accommodation.
Main Restaurant Area: 6.64m x 10.12m overall (including Servery) double doors to covered terrace, wide openings to rear Hall and Conservatory.
Servery: glass and bottle shelves, space for cold drinks cabinets.
Wash Up: 2.06m x 3.06m
Conservatory: 3.7m x 7.46m
Rear Hall: 4.8m x 2.43m, door to Rear Entrance and Toilets.
Ladies, Gents and Disabled Persons Toilet: baby change facility.
Kitchen: 6.25m overall x 3.85 overall; gas and electric catering points.
Store: 1.45m x 1.51m;
Private Inner Hall; off Front Lounge, stairs to first floor.

First Floor:

Hallway:

Bathroom:

Lobby: door onto flat roof.

Main Landing:

Living Room: 8.34m x 3.95m; room divided with folding timber doors (2 separate doors onto landing), cupboard.

Kitchen: 2.41m x 2.72m

Bedroom 1: 3.96m x 4.05m

Bedroom 2: 4.27m x 3.67m

Basement: Internal stairs off Lounge Bar lead to:

Beer Cellar: 7.54m x 2.2m; stainless steel wash hand basin, concrete floor with drainage sump beer chute to rear.

Outside:

Car Park: spacious Car Parking area together with Grassed Area being former Beer Garden.

Store with accommodation over: a two storey building adjoins the main building, providing ground floor storage and upper floor potential living accommodation.



Services

All mains services are connected to the property. There is a separate gas supply to the main public house, as well as the flat to the outbuilding.

Terms

The property is offered on a freehold basis, subject to a lease.

The public house is the subject to a lease commencing 01 November 2016 for a term of 15 years, with a 3 yearly rent review cycle, at an initial rent of £2,063.33 per month. The lease contains a mutual break clause provision on a 5-yearly basis, the next break clause being 2021, by giving 3 months' notice to the other party.

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£12,500

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 chargeable on the sale price and if appropriate will be at the prevailing rate

Costs

Each party will be responsible for their own legal costs in connection with the transaction.

EPC Rating

The property has an Energy Performance Asset Rating of D 84. A full copy is available on request.

