

TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



THE FALCON INN

WHITBY ROAD, CLOUGHTON, SCARBOROUGH, N YORKS, YO13 0DY

LONG ESTABLISHED AND WELL-PRESENTED BUSINESS IN IDYLIC NORTH YORKSHIRE SETTING

LARGE PUBLIC HOUSE WITH LIVING ACCOMMODATION, LARGE CAR PARK AND BEER GARDEN

8 LETTING BEDROOMS

SITUATED BETWEEN WHITBY AND ROBIN HOOD'S BAY

TO LET- NEW LEASE

RENT - £60,000 PER ANNUM, EXCLUSIVE

FIXTURES & FITTINGS PLUS STOCK AT VALUATION

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

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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.

DESCRIPTION

The Falcon Inn is a long and extremely well-established public house with 8 letting rooms, situated on the A171 Scarborough to Whitby Road, and within the North York Moors National Park. Scarborough is situated about 7 miles to the south, and Whitby about 13 miles to the north. The property occupies an idyllic setting, in some of North Yorkshire's most resplendent scenery.

The property benefits from being set back from the main road, and has excellent points of access from same, being well positioned, prominently seen from both directions, thereby being well placed to attract passing trade. However it has also built up an excellent reputation for its catering over the years, and enjoys a good deal of regular custom.

The Falcon Inn benefits from having well-appointed trading rooms, comprising a Lounge Bar with seating for around 75, a Conservatory with a further 25 covers, and a more formal Restaurant/Function Room capable of being set out for 50 covers. In addition the outlet is complemented by having a total of eight double or twin bedded Letting Bedrooms, as well as a spacious 4 bedroomed Proprietors/Managers Flat. The property sits in a large site, having spacious Car Parking and Beer Garden facility.

DIRECTIONS

From the Scarborough direction take the A171 or A165 northwards, passing through Burniston and Cloughton, and the property is found approximately 3 miles from the latter, on the right-hand side. From Whitby head south on the A171 and the property is found on the left-hand side after approximately 13 miles.

ACCOMMODATION

Description

GROUND FLOOR

ENTRANCE HALL: 3.41m x 3.32m; painted timber boarded ceiling, double radiator, set out with sofa; double doors to front, openings to Conservatory and:

LOUNGE BAR: 8.74m overall x 10.56m overall; rough cast plastered walls, delft rack, 4 screened double radiators, 11 sections of upholstered fixed bar seating plus loose tables and chairs, with seating for 64, stone faced open fireplace with stone hearth. French door to Beer Garden.

CORNER SERVERY: stained and polished timber counter to 2 sides, panelling beneath, overhead canopy with recessed lighting, brass foot rail, glass and bottle shelves, glass washer point, wash hand basin, non slip floor, back fitting with stained timber worksurface, glass and bottle shelves under, space for 2 cold drinks cabinets, door to rear yard.

CONSERVATORY: 9.1m x 3m; exposed stone walls to part, 3 double radiators, set out for 30 covers, access to Restaurant.

FUNCTION ROOM: 10.32m x 5.52m; exposed roof timbers, exposed stone walls to 3 sides, 4 single and one double radiators, set out for up to 50 covers.

BAR SERVERY: with stained timber counter to 3 sides, panelling beneath, glass and

bottle shelves under, vinyl floor, backfitting unit.

REAR HALL Off function room

GENTS: 2 pod urinals, w.c., wash hand basin, part tiled walls, radiator, vinyl floor.

LADIES: 2 w.c.s, wash hand basin in vanity unit, radiator, carpet floor.

PREPARATION ROOM: 4.2m x 3.79m plus recess; quarry tiled floor, stainless steel work surface.

CATERING KITCHEN: 5.32m x 5.04m; laminate clad walls, stainless steel cooker hood, extractor fan with trap system, clad walls to cooking area, single drainer stainless steel sink, double bowl double drainer stainless steel catering sink, wash hand basin, gas and electric catering points, quarry tiled floor, door to rear.

UTILITY ROOM: 3.53m x 1.84m; fully tiled walls, laminate worksurface, non-slip floor, and door from Restaurant.

SERVICE HALL: access to:

WASH UP: 4.11m x 3.97m; non-slip floor, laminate clad walls, single bowl single drainer stainless steel sink, dish washer point, stainless steel worksurface, rooflight

LAUNDRY: 2.42m x 2.07m; non-slip floor, laminate worksurface to 2 sides, 2x washing machine points

STAFF TOILET: Non-slip floor, w/c, pedestal wash hand basin.

BEER STORE: 5.44m x 2.54m; concrete floor.

FREEZER STORE: 3.2m x 3.7m; concrete floor, control panels for letting bedrooms.

REAR INNER HALL: off Lounge Bar and access from glamping site, radiator.

GENTS SHOWERS: Non-slip floor, fully tiled walls, 2x showers, pedestal wash hand basin.

LADIES SHOWERS: Non-slip floor, fully tiled walls, 2x showers, 2x wash hand basins in vanity unit.

LADIES: Fully tiled walls, 2x w/c, 2x wash hand basins in vanity unit

ACCESSIBLE TOILET: Non-slip floor, fully tiled walls, w/c, pedestal wash hand basin.

GENTS: 2 pod urinals, 2x w.c., wash hand basin in vanity unit, fully tiled walls.

FIRST FLOOR LIVING ACCOMMODATION:

LANDING: radiator.

TOILET: w.c., radiator.

BEDROOM 1: 3.08m x 2.91m; radiator.

SITTING ROOM: 2.86m x 4.32m; radiator.

BEDROOM 2: 2.47m x 3.21m; radiator.

BEDROOM 3 2.94m x 4.3m; double radiator.

OFFICE/BEDROOM 4: 3.4m x 2.16m; radiator.

BREAKFAST KITCHEN: 3.3m x 3.82m; laminate worksurface to 3 sides, single drainer stainless steel sink, plumbed for washing

	machine, oil fired boiler, electric cooker point.
BATHROOM:	panelled bath, pedestal wash hand basin, half tiled walls, radiator.
LETTING ACCOMMODATION	Having paved patio area with seating for residents.
LETTING BEDROOM 1:	5.70m x 3.93m; king double bedded, 2 radiators, En Suite Bathroom with panelled bath, electric Shower over, w.c., pedestal wash hand basin, part tiled walls, heated towel rail.
LETTING BEDROOM 2:	5.69m x 3.93m; double bedded, 2 radiators, En Suite Bathroom with panelled bath, electric Shower over, w.c., pedestal wash hand basin, part tiled walls, heated towel rail.
LETTING BEDROOM 3:	3.52m x 4.64m; twin bedded, radiator, wash hand basin in vanity unit. Shower Room with shower cubicle and w.c., radiator.
LETTING BEDROOM 4: (First Floor)	4.64m x 3.53m; double bedded, radiator, En Suite Bathroom, bath, power shower, w.c. and pedestal wash hand basin, radiator.
STORE 1:	1.72m x 4.5m; linen storage
LETTING BEDROOM 5:	3.52m x 4.7m; double bedded, double radiator, wash hand basin in vanity unit, En Suite Shower Room with electric power shower and w.c., radiator.
LETTING BEDROOM 6 (FIRST FLOOR)	4.67m x 3.54m; king sized double bedded, radiator, En Suite Bathroom, with electric power shower and w.c., radiator.
STORE 2:	1.7m x 4.5m
LETTING BEDROOM 7:	4.55m x 3.79m; double bedded, radiator, wash hand basin, built in wardrobe, En Suite Shower Room with shower cubicle, w.c., fully tiled walls and floor, heated towel rail.
LETTING BEDROOM 8:	4.5m x 3.79m; twin bedded, radiator, wash hand basin, En Suite Shower Room with shower cubicle, w.c., fully tiled walls and floor, heated towel rail.
OUTSIDE:	
BEER GARDEN:	leading off the right hand side of the property, with double doors from the Lounge Bar, and set out with a range of timber picnic tables and benches, providing a pleasant external drinking facility.
CAR PARK:	situated to the front and left-hand side with ample car parking spaces.

SERVICES

The property has the benefit of mains water and electricity. The LPG tank supplies catering equipment, and additionally there is an oil-fired boiler providing heating and hot water. There is a dedicated sewerage treatment plant situated on a field adjoining the property. There is an oil-fired boiler to the letting bedrooms block which provides central heating and hot water, together with a control panel for individual rooms.

Photovoltaic solar panels were installed onto the property in 2016 and therefore benefit from the Feed In Tariff scheme for a 25 year period.

LOCAL AUTHORITY

Scarborough Borough Council.

RATEABLE VALUE

Rateable Value: £20,650

Council Tax Band: A

FIXTURES AND FITTINGS

The tenant will be required to take over the trade fixtures and fittings and equipment at valuation. The Inventory Valuer's fees are to be shared equally with the Landlord.

TRADE AND BUSINESS

The outlet has been operated as a conventional public house and having a good quality food offering in addition. The business also has a well established letting bedroom accommodation.

The business has, until recently, been operated by the employment of a full-time manageress and chef, assisted by two other full-time general staff. A range of part time staff were employed working variable hours and undertaking differing tasks, depending upon the time of year. It should be noted in this respect that the business is seasonal, with significant income being generated in the Easter to mid-October period each year. The Falcon Inn is not trading at this present time in view of the COVID-19 situation.

The Falcon Inn is undoubtedly an exceptional opportunity for an experienced operator, who has a catering background or familiar with holiday accommodation. It is considered that the outlet should be capable of achieving sales approaching £500,000 per annum, thereby enabling good levels of profit to be achieved.

Trading and financial information will be supplied to seriously interested parties following inspection of the property.

TENURE

The property is offered to let on a new full repairing and insuring lease for ten years (or longer in multiples of five years). The "headline" rent will be £60,000 per annum, exclusive with provision for a rent review the end of every fifth year.

The tenant is to meet the landlord's legal costs up to £2,500 plus VAT.

RESERVATION

The landlord will reserve the right to gain access 24/7 to and use the toilet/shower facilities attached to the property for the benefit of users on his camping and glamping site.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 91. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole selling agents.



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.