

FOR SALE or TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



ROSE AND CROWN

MAIN STREET, SUTTON ON THE FOREST, YO61 1DP

PICTURESQUE AND POPULAR VILLAGE 8 MILES NORTH OF YORK ON B1363 TO HELMSLEY

LONG ESTABLISHED TRADE WITH EXCELLENT REPUTATION FOR ITS FOOD, DRAWING IN CUSTOM FROM A WIDE AREA

LOUNGE BAR, TWO DINING AREAS AND CONSERVATORY WITH 62 COVERS .

SUPERB EXTERNAL TERRACE WITH LARGE GAZEBO PROVIDING 40 COVERS; LARGE CATERING KITCHEN SUITABLE FOR

ALSO OPERATING OUTSIDE CATERING; LARGE GRASSED BEER GARDEN

3 BEDROOMED LIVING ACCOMMODATION

FOR SALE - £595,000

OR

TO LET - £45,000 PER ANNUM EXCLUSIVE ON A 10 YEAR LEASE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING/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.

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.

ACCOMMODATION

Description

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, double radiator, cast iron stove, dado rail, wood parquet floor, loose tables, and chairs with seating for 12.
BAR SERVERY	stained timber countertop to 2 sides, ornate caved panelling beneath, glass and bottle shelves under, stainless steel wash hand basin, glass washer point, non-slip floor, backfitting with stained timber worksurface.
DINING ROOM	8.34m x 3.83m; exposed ceiling beams, double and single radiators, stone hearth to fireplace with coal effect gas fire, stained timber floor, range of loose tables and chairs, providing for minimum of 14 covers, serving counter to Bar Servery, wide opening to:
INNER DINING AREA	6.38m x 3.64m; maximum, exposed boxed beam, radiator, stained timber boarded floor, set out for 8 covers minimum, wide opening to Conservatory.
WAITERS STATION	3.5m overall x 2.51m; arranged to provide a preparation area with laminate worksurface to two sides, single drainer stainless steel sink and part tiled walls.
CONSERVATORY	7.95m x 5.34m; pitched glazed roof, exposed brickwork to part, electric convector radiator, tiled floor, can easily accommodate 28 covers, double doors to Patio.
INNER HALL	radiator, access to toilets, cleaner's cupboard.
LADIES	2 w. c's., 2 pedestal wash hand basin, non-slip floor, radiator.
GENTS	2 pod urinals, w.c., wash hand basin, part tiled walls, radiator.
KITCHEN	8.63m x 5.81m; aluminium cooker hood/extractor fan and trap, fully tiled walls, stainless steel work surface, built-in stainless-steel dishwasher system, 2 single drainer stainless steel catering sinks, 2 stainless steel wash hand basins, double drainer stainless steel catering sink, non-slip floor, 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; stainless steel wash hand basin, non-slip floor, delivery door to Car Park.

UTILITY 2.9m x 4.12m; Belfast sink, plumbing for washing machine, gas boiler, door to rear

FIRST FLOOR

LANDING	radiator.
SITTING ROOM	5.84m x 4.41m; double and single radiators, painted timber fireplace surround.
BEDROOM 1	4.98m x 3.83m; radiator
BEDROOM 2	3.84m x 3.65m; maximum, radiator.
BEDROOM 3/KITCHEN	2.47m x 5.19m; hot water cylinder to cupboard, section of worksurface.
BATHROOM	Corner bath, electric shower to cubicle, w.c., wash hand basin, heated towel rail, fully tiled walls, and floor.

OUTSIDE

CAR PARK	to side having gravelled and tarmacadamed surface, spaces for 8 cars.
TERRACE	timber decked area set out with loose tables and chairs for minimum of 20 and Gazebo set up for dining for minimum of 20 covers.
BEER GARDEN	laid out to lawn and gravelled area with mature borders and hedging, set out with garden tables and chairs with seats for 20.
STORAGE COMPOUND	with LPG tank, and small timber shed.

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.

An inventory of the fixtures and fittings will be prepared. The incoming tenant will be required to pay the outgoing tenant for these at valuation. The valuer's fees will be shared equally between the ingoing and outgoing tenant.

SERVICES

Mains Electricity, water and drainage are connected.

LOCAL AUTHORITY

Hambleton District Council

RATEABLE VALUE

Rateable Value: £10,500
Council Tax Band: A

LICENSES

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.

TENURE

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.

TRADE & 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.

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.

COSTS

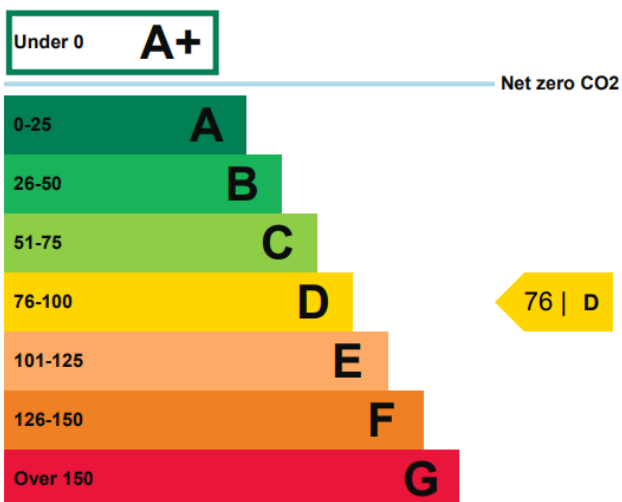
The lessee will be required to meet the lessors' proper legal costs incurred in connection with the granting of a lease.

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 76. A full copy of the EPC is available upon request.



VIEWING

Strictly by appointment with the sole selling/letting 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.