

# TO LET

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## FERGUSON FAWSITT ARMS

EAST END, WALKINGTON

BEVERLEY HU17 8RX

Popular and prosperous village

2.5 miles west of Beverley and 11 miles north of Hull

Large site with spacious car park

Large Lounge Bar; Locals Bar; 2 further Lounge Areas; Dining Area; Coffee Lounge; Function Room;

Extensive Catering and Preparation Areas; Beer Store, etc.

Spacious First Floor Living Accommodation and Office

Past trading performance in excess of £800,000 gross per annum

**TO LET: HEADLINE RENT OF £60,000 per annum  
exclusive. New FRI lease**

**VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS**

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Regulated by **RICS**<sup>®</sup>

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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.

## DIRECTIONS

Walkington is on the B1230, and the Ferguson Fawsitt is situated on this in the centre of the village. This road connects Beverley in the east with South Cave and Market Weighton to the west.

## ACCOMMODATION

### Description

#### GROUND FLOOR

Main Entrance from rear car park, with inner doors to:

Coffee Shop set out with serving counter and connecting door to Right Hand Entrance; Opening out to:

Dining Area having reception desk for waiting staff; Connecting door to Service Area and to:

Locals Bar with exposed ceiling beams; Exposed brickwork and panelled walls; Central fireplace with log burner to 2 Trading Rooms; Stained timber boarded effect floor; Bar Servery with granite effect counter, shelving under; Stainless steel wash hand basin; Backfitting with space for 4 double cold drinks cabinets;

Right Hand Entrance Lobby with inner door to:

Front Lounge Bar having exposed ceiling beams.; Delft rack; Radiators; Set out to accommodate a minimum of 40 covers; Bar Servery with stained and polished counter, brass hand rail, exposed brickwork beneath, shelving under; Side fitting with single drainer stainless steel sink; Backfitting with space for cold drinks cabinets; Inter connects to Servery to Locals Bar;

Front Lounge with opening from Locals Bar and into Dining Area; Exposed ceiling beams; Panelled walls; 2 sections of fixed seating; Cast iron multi fuel stove; Radiator; Set out for a minimum of 20 covers;

Left Hand Lounge exposed ceiling beams; Split level floor arrangement; Fixed and loose tables and chairs; Having darts are to part;

Wash Up Area with built in dish washer system; Sink unit etc. Non slip floor; Walk in Cold Store;

Main Catering Kitchen being fully fitted out and equipped with cooker hood and extraction trap system; Cladding to walls, etc.

Secondary Kitchen used for preparation and serving into:

Function Room/Restaurant: clear span floor area; Adaptable for numerous uses including Formal Restaurant, Functions, Weddings, Conferences, and similar; Recessed Bar Servery;

Beer Store leading off Main Lounge Bar; Also having space for bottle storage;

Wine Store leading off Service Hall;

Ladies, Gents and Disabled Persons Toilet facilities;

**FIRST FLOOR** internal staircase from Wash Up Area to:

Landing with Staff Toilet facility and Staff Locker Room;

Office

**RESIDENTIAL ACCOMMODATION** this has the benefit of separate access from the Ground Floor Central Entrance to:

Landing off which leads 3 Bedrooms; Sitting Room; Dining Room; Breakfast Kitchen; Bathroom and Utility Room.

#### OUTSIDE

To the front there is a short forecourt area.

To the right hand side there is a wide entrance which gives easy access into the site, where there is a spacious Car Park situated to the rear.

Service Yard This is screened and gated off at the immediate rear of the building, where storage facilities and deliveries to the kitchen are made;

Beer Garden Area situated to the immediate right hand side and rear of the building;

## FIXTURES AND FITTINGS

There is an extensive Inventory of Trade Fixtures, Fittings and Equipment on the premises which is to be acquired by the tenant at formal valuation. The Inventory Valuer's fees will be equally shared between Landlord and Tenant.

## SERVICES

All Mains Services are connected. Central heating and hot water is provided by means of a variety of gas fired boilers.

## LOCAL AUTHORITY

East Riding of Yorkshire Council

## RATEABLE VALUE

Rateable Value: £65,500

Rates Payable: £33,536

Council Tax Band: C

## LICENCES

The property operates with the benefit of a Premises Licence. This permits the sale of alcohol for consumption on and off the premises, recorded and live music, and late night refreshment. Seriously interested parties should make their own enquiries of the Local Authority Licensing Department.

## TENURE

The property is offered for letting by way of a new Full Repairing and Insuring Lease for a term of ten years, and at a 'Headline' rent of £60,000 per annum, exclusive. There will be a rent review at the end of the fifth year of the term.

This letting is by way of a Free of Tie lease.

Interested parties will be required to provide a Business Plan, giving brief details of how they intend to operate the business, incorporating any proposals they may have for changing the internal parts, as appropriate. CVs will be required to be produced in respect of each of the main persons playing a role in the venture. Financial references will be required, along with proof of funding/finance/cash availability.

Some flexibility will be given in respect of the rental structure, bearing in mind that this outlet has been closed for some time.

## THE TRADE AND BUSINESS

Interested parties will have to make their own judgements and enquiries as to what levels of trade they might expect to achieve going forward, for the purpose of making their own appraisal of same. It can be indicated however that sales have in the past exceeded £800,000 gross per annum, generated from catering (around 60%) and wet sales (around 40%). This figure excludes any income generated from the former Letting Bedroom accommodation to the land immediately to the rear of the Ferguson Fawsitt, as these areas are excluded from the letting.

## ENERGY PERFORMANCE CERTIFICATE

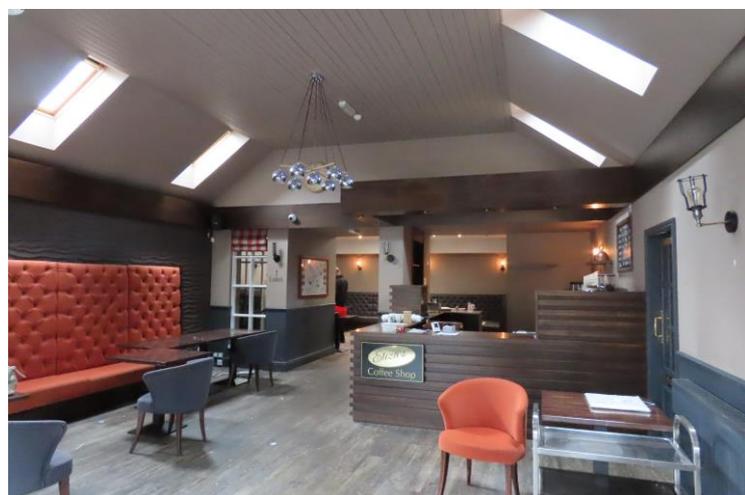
The property has an energy performance asset rating of C 53. A full copy of the EPC is available upon request.

## COSTS

The incoming tenant will be required to meet the landlord's proper legal costs incurred in connection with the preparation and completion of a lease.

## VIEWING

Strictly by appointment with the sole 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.