

# FOR SALE

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## MONTPELLIER PUBLIC HOUSE

14 MONTPELLIER PARADE, HARROGATE HG1 2TG

TOWN CENTRE LICENSED PREMISES IN POPULAR MONTELLIER QUARTER

EXCELLENT OPEN PLAN TRADING AREAS WITH SEATING FOR AROUND 66 PLUS STANDING AREAS

APPOINTED AND FITTED-OUT TO HIGH STANDARD

CURRENTLY WET SALES ONLY ACHIEVING AROUND £8,000 GROSS PER WEEK

GREAT POTENTIAL TO DEVELOP CATERING AND RE-INTRODUCE TO THE OPERATION, SHOULD EASILY ACHIEVE FURTHER  
£2,000 PER WEEK

EXISTING FULLY FITTED COMMERCIAL KITCHEN

SPACIOUS FOUR BEDROOMED LIVING ACCOMMODATION

## FOR SALE : OFFERS OVER £170,000

for the LEASE, BUSINESS GOODWILL, FIXTURES AND FITTINGS plus SAV

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

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Regulated by **RICS**

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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.

ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal floor areas:

Description		
GROUND FLOOR		
Front Entrance Lobby	Inner doors to Private Hall and:	
Lounge Bar Front	4.74m x 4.99m; Ceiling cornice; Stone fireplace surround to open fire, stone hearth; Stained timber boarded floor; One section of upholstered fixed bar seating/heating behind; Loose tables and chairs; Seating for 24; Counter to servery; Wide opening to:	
Bar Area	3.85m x 7.36m (including Servery); Ceiling cornice; Stained timber boarded floor; 1 short section of upholstered fixed bar seating; Loose tables and chairs; Seating for 12; Wide opening to Rear Lounge;	
Servery	Polished marble counter to three sides, stained timber panelled beneath, brass hand and foot rails; Glass and bottle shelves; Stainless steel wash hand basin; Glass washer point; Non-slip floor; Backfitting with polished marble work surface to 2 sections; Space for 3 double cold drinks cabinets; Opening to Lobby;	
Rear Lounge	7.05m x 3.9m; Ceiling cornice; Split level floor; Stained timber boarded section fixed bar seating to three sides/heating behind part; Loose tables and chairs; Seating for 30;	
Side Entrance	with inner door to Rear Lounge; Off Rear Bar Access to:	
Ladies	2 w.c's; Wash hand basin; Suspended ceiling; Fully tiled walls; Radiator; Tiled floor; Cleaners cupboard;	
Gents	Trough urinal; Pedestal wash hand basin; W.C. Fully tiled walls; Radiator; Tiled floor; Cleaners cupboard;	
Lobby	Off Servery; Electric dumb waiter to first floor landing; Non-slip floor; Door to Private Hall and stairs to:	
BASEMENT		
Hall Area	4.72m x 3.12m overall; Concrete floor; Access to Wine Store and:	
Beer Cellar	4.32m overall x 8.2m; Concrete floor; Restricted headroom; Chute to front; Drainage gulley;	
Spirit/Wine Store	3.52m x 1.85m;	
GROUND FLOOR		
Private Hall	Connecting door from Servery and front Entrance Lobby; Stairs to:	
FIRST FLOOR		
Half Landing	Electric dumb waiter; Stairs up to Flat and:	
Rear Landing	Radiator;	
Boiler Room	2.03m x 0.81m; Wall gas boiler;	
Catering Kitchen	3.94m x 3.89m; Aluminium cooker hood/extractor; Aluminium clad walls; Non-slip floor; Gas and electric cooker points; Stainless steel wash hand basin;	

	Single drainer double bowl stainless steel catering sink; Doors to:
Wash Up	1.74m x 3.37m; Built-in stainless-steel dish washer and drainers; Non-slip floor; Door to:
Utility	2.19m x 3.1m; Radiator; Plumbing for washing machine; Non-slip floor; 3 steps down from Wash Up;
Store	3.61m x 2.21m; Severely restricted headroom; Non-slip floor; Shelving;
FLAT	
Inner Hall/Landing	
Kitchen	4.22m x 3.44m; Single drainer stainless steel sink; 3 sections of laminate work surface; Electric hob and oven; Period cast iron fireplace; Plumbing for washing machine; Door to:
Bathroom	2.86m x 3.55m; Part tiled walls; Double radiator; Pedestal wash hand basin; W.C. Panelled bath with hand shower; Boarded up doorway to Rear Landing;
Sitting Room	6.18m x 4.81m plus bay window; Ornate ceiling rose and ceiling cornice; Period marble fireplace surround to cast iron inset; 2 radiators;
SECOND FLOOR	
Landing	
Bedroom One	1.97m x 4.85m; Double radiator;
Bedroom Two	4.08m x 4.81m; Ceiling cornice; Period fireplace surround with cast iron inset; Double radiator;
Bedroom Three	4.19m x 3.41m overall; Double radiator; Cast iron fireplace;
ATTIC	
Landing	
Bedroom Four	2.92m to purlins x 2.9m plus eaves area; Double radiator; Single radiator;
Store	1.74m to purlins x 3.05m plus eaves area;
Small Store	
Outside	To the front there is an area set out with tables and chairs for external drinking and eating. This provides seating at 9 tables for 26 persons.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Harrogate District Council.

RATEABLE VALUE

£10,000

TERMS

The property is held on a 30-year lease from 18 December, 2003 and therefore has around 10 years remaining. The lease is of a full repairing and insuring nature. The current rent is £ 37,000 per annum.



**COSTS**

The purchaser will be required to meet the Landlord’s legal and administration costs.

**VALUE ADDED TAX**

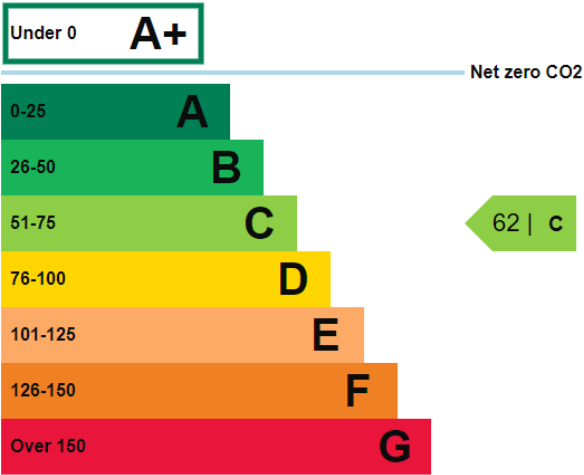
VAT is payable on the rent.

**ENERGY PERFORMANCE CERTIFICATE**

The property has an energy performance asset rating of C 62. A full copy of the EPC is available upon request.

**Energy efficiency rating for this property**

This property’s current energy rating is C.



**LICENCES**

The property has the benefit of a Premises Licence which permits the use of alcohol for consumption on or off the premises between 10 a.m. and 11.30 p.m. each day except on Friday-Sunday when the terminal hour is midnight. Live music and facilities for dancing are also permitted between 8 p.m. and midnight on Friday-Sunday. Seriously interested parties should make their own enquiries directly with the Council’s Licensing Department.

The property also has the benefit of a Pavement Licence from the Council for outside tables and chairs.

**THE BUSINESS**

This business is easily managed by two full time proprietors, assisted currently by a full-time barmaid and two part time barmen. It is wet led only; catering having ceased to be offered following the Lockdown in March 2020. There is therefore the opportunity to re-introduce catering.

The pub is tied in respect of draught and bottled beers and ciders, but completely free of tie for wines, spirits, and minerals. There is a large spirit trade.

Trading figures will be supplied to seriously interested parties following inspection.

**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.

**REFERENCE C2021**

**02 January 2024**