

MIDDLETON ARMS

NORTH GRIMSTON, MALTON
NORTH YORKSHIRE, YO17 8AX

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



SET ON EDGE OF THE YORKSHIRE WOLDS
CLOSE TO MALTON AND NORTON

RICH AGRICULTURAL AREA AND WITH RACING STABLES ABOUNDING

LARGE SITE WITH BEER GARDEN, ORCHARD, Paddock WITH STONE STABLE BLOCK

TRADING ROOMS - LOUNGE BAR; GAMES ROOM; DINING ROOM; 50 PLUS COVER RESTAURANT/FUNCTION ROOM
3 LETTING BEDROOMS;

2 BEDROOMED LIVING ACCOMMODATION;

DEVELOPMENT POTENTIAL IN CONJUNCTION WITH LANDLORD TO CREATE ENHANCED TRADING AREAS, ADDITIONAL
HOSPITALITY AND LEISURE FACILITIES

TO LET:

BY WAY OF NEW LEASE:

VIEWING: STRICTLY BY APPOINTMENT WITH THE 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.

DIRECTIONS

The village of North Grimston sits on the B1248. It is around 5 miles from Malton. It is easily found on this road, being central to the village.

DESCRIPTION

The property occupies a sizeable site with large paddock, spacious grassed beer garden, orchard, and forecourt trading area. The public house building is constructed to three storeys to its front, with a most attractive frontage. There is a large, gravelled car park area to the left-hand side and rear off which lead various outbuildings including a former Tea Rooms/Stable Block suitable for possible conversion to holiday cottage, or similar, subject to consent.

ACCOMMODATION

Description

GROUND FLOOR

Front Entrance Lobby	Inner door leading to:
Entrance Hall	Door to Servery and Cellarage; Stairs to First Floor Living Accommodation;
Lounge Bar	7.57m overall max x 4.27 max; Mock ceiling beams; Fireplace; One section of upholstered fixed bar seating with additional tables and chairs, should accommodate seating for 30; Delft rack; Opening to:
Bar Servery	Stained and polished timber counter with stained panelling beneath; Further counter to Games Room; Glass and bottle shelves under and glass washer point; Space for cold drinks cabinets; Nonslip floor; Side fitting with laminate work surface including single drainer stainless steel sink; Wash hand basin;
Dining Room	4.02m x 4.42m; Mock ceiling beams; Delft rack; Radiator; Can be readily set out for 14 covers; 2 openings from Lounge Bar; in/out door to Kitchen;
Games Room	7.16m x 3.67m min; Modern fireplace with open fire and hearth; 2 radiators; Can accommodate loose tables and chairs for around 16; Counter to Servery; Door to Rear Hall and double doors to Restaurant;
Restaurant/Function Room	5.4m x 8.6m; Mock ceiling beams; 2 radiators; Wooden centre 'dance floor'; Can easily provide 50 covers min; Door to Beer Garden;
Kitchen	3.19m x 4.38m; Fully tiled walls; Stainless steel cooker hood/extractor/trap; Gas and electric points; Quarry tiled floor; Single drainer double bowl stainless steel catering sink incorporating wash hand basin; Dish washer point; Door to rear;
Rear Hall	from Car Park; Tiled floor; Doors into Lounge Bar, Games Room and to Beer Garden; Cupboard housing oil boiler and hot water cylinder;
Ladies Toilets	2 w.c.s; Wash hand basin in vanity unit;
Gents Toilets	4 pod urinals; Corner wash hand basin; W.C. Part tiled floor;

FIRST FLOOR

Landing	Radiator; Dado rail; Stairs to Second Floor;
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Private Sitting Room	4.27m x 4.24m' Double radiator; Dado rail; Door to:
Private Bedroom One (Used as Office/Store)	456m x 3.43m to eaves; Exposed purlins; Pedestal wash hand basin; Radiator; (Used as Office/Store); Exposed painted stone walls to part;
Letting Bedroom One	4.01m x 2.75m; Double radiator; Plus En Suite with panelled bath; W.C. Pedestal wash hand basin; Fully tiled walls;
Letting Bedroom Two (Double)	3.66m x 3.37m; Double radiator; Pedestal wash hand basin; En Suite shower cubicle;
Toilet	W.C., Fully tiled walls;
Letting Bedroom Three (Double)	3.64m x 3.7m; Double radiator; Wash hand basin in vanity unit; En suite shower cubicle with electric shower;

SECOND FLOOR

Landing	4.7m x 1.76m;
Private Bedroom Two	5.20m to eaves, plus dormer to front x 3.97m; Velux to rear; Radiator
Bathroom	Panelled bath; Shower cubicle with electric shower; W.C. Wash hand basin in vanity unit; Radiator; Velux window;
Private Bedroom Three	Double aspect; 3.26m x 5.21 to eaves, plus dormer; Velux to rear;

OUTSIDE

Storage Facilities	Comprising;
Store	3.52m x 1.94m plus recess 1.0m x 1.37m; Plumbing for washing machine and dryer; Concrete floor; Opening to:
Rear Store	2.36m x 3.21m; Concrete floor; Opening to:
Bottle Store	3.46m x 2.6m; Concrete floor; Plus further area housing oil storage tank;
Further Store	2.2m x 2.4m with built in walk in Cold Store;
Former Stable Block / Tea Rooms	12.95m x 5.5m (externally); Single storey brick/part rendered; Double pitched tiled roof; General storage only;
Beer Garden	Laid to grass and set out with a range of timber picnic benches with tables;
Paddock	to rear and side with Stable Block, stone and pantile;
Orchard	Mature fruit trees;
Forecourt	Tarmacadamed and used as external trading area with timber picnic tables and benches; Suitable for landscaping;
Car Park	Laid to gravel with a minimum of 30 parking spaces;

THE FIT OUT

It is anticipated that, working in conjunction with the Landlord, a scheme of refurbishment will be developed for the trading rooms, possibly including the creation of additional trading space and new kitchens. The incoming tenant would be expected to pay for the fitting out of the trading rooms, kitchens, letting bedrooms and any other parts of the property to be used in connection with trading;

SERVICES

The property has the benefit of Mains Water and Electricity. Drainage is provided by way of a modern septic tank system. Hot water and central heating is provided by means of an oil fired boiler. Catering equipment can be supplied by way of bottled LPG. Alternatively, the incoming tenant may wish to install an LPG tank for this purpose.

LOCAL AUTHORITY

Ryedale District Council

RATEABLE VALUE

Rateable Value - £7,500

Council Tax: Band A

PLANNING

A comprehensive refurbishment programme to the trading rooms and kitchens as well as letting bedrooms may be carried out without the need for any planning consent for same, assuming there are no alterations. Building regulations may need to be complied with.

If a more comprehensive scheme is to be envisaged then this will likely involve having to obtain a planning consent for same, as well as building regulation approvals for any work.

OTHER STATUTORY BODIES

Compliance with Environmental Health legislation and Fire Regulations will be required. As the property currently stands it is not considered that there are any works required to be carried out in order to comply with either body's requirements.

LICENSES

The property operates with the benefit of a Premises Licence. This is granted by Ryedale District Council. This permits the sale of alcohol for consumption on and off the premises between the hours of 11 a.m. and 11 p.m. each day, with the exception of Sundays when the permitted hours are noon until 10.30 p.m. Interested parties should satisfy themselves in this respect by making appropriate enquiries of the Local Authority Licensing Department.

Should any incoming tenant wish to vary the trading hours, or introduce other activities, such as entertainment, then this will need to be agreed with the Landlord. The incoming tenant will be required to comply with the Licensing Act 2003, and with the provisions of the Premises Licence at all times.

TRADE AND BUSINESS

The outlet has been operated under tenancy for very many years. As a consequence, there are no trading or financial accounts available to be supplied to any interested parties. It will be necessary for parties to make their own judgements as to what they consider may be achievable by themselves, going forward.

It should be noted that it is envisaged that the focus of this business will be providing high quality catering as the main activity, and able to draw in trade from a wide area. This is not to detract from the existing local trade which is both in relation to wet sales and catering, as the Middleton Arms is an important focal point to village life.

BASIS UPON WHICH A NEW LEASE WILL BE OFFERED

It is envisaged that a comprehensive refurbishment programme is entered into, in conjunction with the landlord, who is prepared to contribute a capital sum towards such. This may be by a direct payment or reflected in the rental structure to be applied. These are elements which will be negotiated in due course. It is envisaged that seriously interested parties should initially submit an expression of interest in taking this opportunity further. This is to give a brief outline of an anticipated trading style, brief details of CV of the main

people to be involved in such an operation, and a broad indication of capital available to embark upon a project.

Following receipt of expressions of interest, the landlords will then invite selected parties to put forward more detailed propositions. This will require to address the style of operation envisaged in more detail, an indication of proposed style of fit out, an indication of whether any alterations to the property are envisaged or needed, further details relating to CVs of the main people concerned, and detail relating to cash sums and capital available to embark upon the project.

It is envisaged that the property will be let by way of a new full repairing and insuring lease for a term of up to 20 years, to be agreed between the parties, and at an appropriate rental structure reflecting the sums to be invested in the scheme.

In due course, following a selection process it should be noted that the granting of a new lease will be subject to receipt of satisfactory financial and trade references on behalf of the successful party, as well as concrete evidence of cash and capital funds available, and a brief business plan outlining the way in which the business will be operated, together with cashflow forecasts and budget profit and loss accounts.

AGENTS NOTE

The photographs in these particulars show how the property is fitted out and arranged, as at the time they were prepared. They are included for indicative purposes only.

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.