

THE NELSON

134 OUSEGATE, SELBY, YO8 8BL

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



ON OUTSKIRTS OF TOWN CENTRE

LARGE AREAS OF HOUSING CLOSE BY PROVIDING GOOD CATCHMENT AREA CUSTOMER BASE

LOUNGE BAR WITH SERVERY; REAR LOUNGE; LOUNGE BAR

EXTERNAL TERRACED AREA AND BEER GARDEN

SPACIOUS LIVING ACCOMMODATION - 6 BEDROOMS

SPACIOUS CAR PARK

PLANNING CONSENT FOR CONVERSION OF PART OF UPPER FLOORS TO CREATE 3 SEPARATE FLATS

POTENTIAL FOR FURTHER DEVELOPMENT TO REAR, SUBJECT TO PLANNING PERMISSION

WELL ESTABLISHED LOCALS' PUBLIC HOUSE WITH WET SALES

**PRICE: £325,000 FOR THE FREEHOLD, GOODWILL, FIXTURES AND
FITTINGS PLUS STOCK AT VALUATION**

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.

LOCATION

From the swing bridge on the town centre side, follow Ousegate, and the property is easily found on the right-hand side.

ACCOMMODATION

Description

GROUND FLOOR

FRONT ENTRANCE LOBBY	With door into Lounge Bar and Games Room
GAMES ROOM	4.26m x bay window by 6.15m maximum; radiator, 2 sections of fixed bar seating, access to Served, facilities include pool table and tv monitor screen.
LOUNGE BAR	3.98m minimum x 6.81m plus bay window; radiator, 3 sections of fixed bar seating, exposed ceiling beams.
BAR SERVERY	with stained timber counter with painted panelling beneath, glass and bottle shelves under, backfitting with single drainer stainless steel sink plus stainless-steel wash hand basin, space for cold drinks cabinet, glass washer point, non-slip floor.
REAR LOUNGE	4.96m x 3.11m; timber floor, exposed ceiling beams, radiator, facilities include television monitor point, darts area, and access to rear by double doors onto Beer Garden and terraced area.
BEER STORE	3.78m x 5.61m average; delivery door from service yard, laminate clad walls, Belfast sink unit.
GENTS TOILET	w.c., urinal, wash hand basin.
LADIES TOILET	2 w.c.'s, wash hand basin, radiator
HALLWAY	Giving access to first floor and general storage
FIRST FLOOR	this together with the Second Floor comprises extensive Living Quarters. However, Planning Consent has been obtained for conversion of part to create 3 separate Flats. The arrangement comprises the following:
KITCHEN	2.35m x 2.32m; section of laminate worksurface with wall and floor units, single drainer stainless steel sink unit, cooker point, linoleum floor.
BEDROOM 1	4.39m x 4.9m maximum; radiator, marble fireplace surround, alcove.
BEDROOM 2	2.9m x 4.38m into alcove; radiator.
KITCHEN/DINER	4.36m x 4.0m; 2 sections of laminate worksurfaces, single bowl, single drainer stainless steel sink unit, cooker point, linoleum floor and alcove cupboard.

BATHROOM	with panelled bath and shower, pedestal wash hand basin, w.c., radiator.
LIVING ROOM	5.27m x 5.77m into alcove; radiator, exposed ceiling beams.
BEDROOM 3	5.25m x 3.9m into alcove; radiator, large walk-in cupboard.
SECOND FLOOR	
BATHROOM	3.09m x 2.19m; panelled bath, pedestal wash hand basin, w.c., radiator.
BEDROOM 4	4.34m x 4.42m; exposed ceiling beams with timber boarding to ceiling, radiator.
BEDROOM 5	4.35m x 2.74m; exposed ceiling beams, timber boarding to ceiling, radiator.
BEDROOM 6	6.67m overall x 4.36m; cast iron fireplace, radiator, exposed ceiling beams with timber boarded cladding.
ATTIC STORAGE AREA	9.87m x 3.3m to purlins
OUTSIDE	
TERRACE	with block paved surface, and covered pergola with barbeque area.
BEER GARDEN	laid to lawn, with timber picnic benching, and perimeter fence.
EXTERNAL STORE	3.79m x 5.41m.
CAR PARK	Providing parking for around 10 cars or so

SERVICES

All mains services are connected. Central heating and hot water are provided by means of a gas fired boiler

LOCAL AUTHORITY

Selby District Council

RATEABLE VALUE

£9,200

COUNCIL TAX BAND

A

FIXTURES AND FITTINGS

The Nelson is being sold with the benefit of all trade fixtures fittings and equipment in situ. A number of items of a personal nature will be excluded from the sale.

TENURE

The property is offered for sale Freehold and unencumbered.

PLANNING

The property is noted to be a Grade II Listed Building, reflecting its architectural features, and historic nature.

VALUE ADDED TAX

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

LICENSES

The property operates with the benefit of a Premises Licence. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

TRADE AND BUSINESS

The outlet normally operates between 2pm-10/11pm during the week, and from noon to midnight at weekends.

The business is comfortably operated by one full time proprietor, with the other partner playing a part time role. There are four part time staff engaged, working variable hours. This is an easily managed and operated outlet, requiring minimal assistance. Two full time proprietors could quite easily operate the outlet between themselves if appropriate.

There is no food offering at the outlet. It is entirely a wet sales driven business.

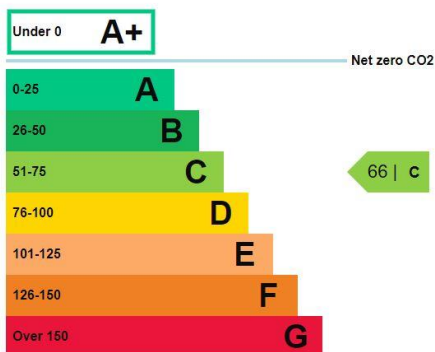
The outlet has been achieving sales of just over £4,000 gross over the 9 months since it was permitted to fully re-open in 2021. Sales have continued to increase over this period, and are now at around £4,500 gross per week, being an easily operated and managed outlet, The Nelson should prove to be a very profitable business in the hands of two full time proprietors, going forward.

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

AGENTS NOTE

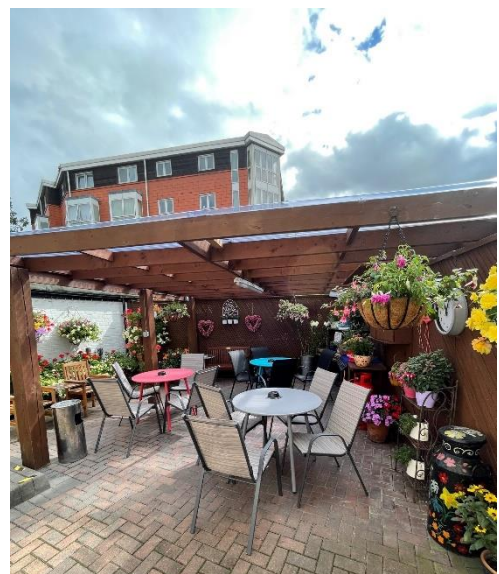
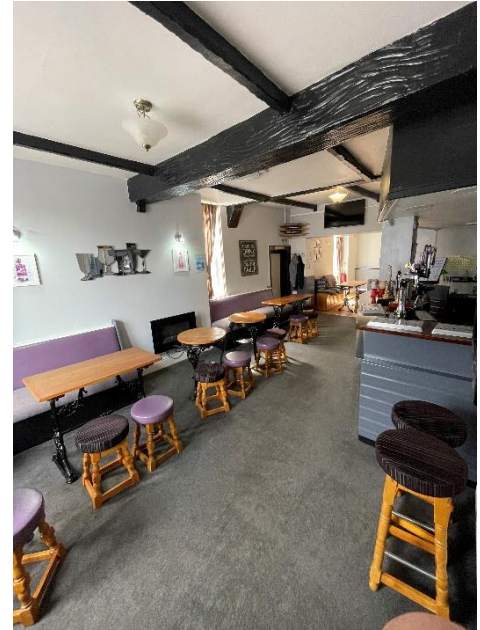
It should be noted that there is potential for the site to be partly developed on part of the car park and beer garden area for a small block of flats. Planning consent for this will be required, in the fullness of time. Depending upon the terms of sale negotiated the vendor may reserve the right to agree a "clawback" provision in respect of such potential development, such that in the event of Planning Consent being obtained for such a scheme the vendors would be entitled to receive a share of the enhanced value of the property.

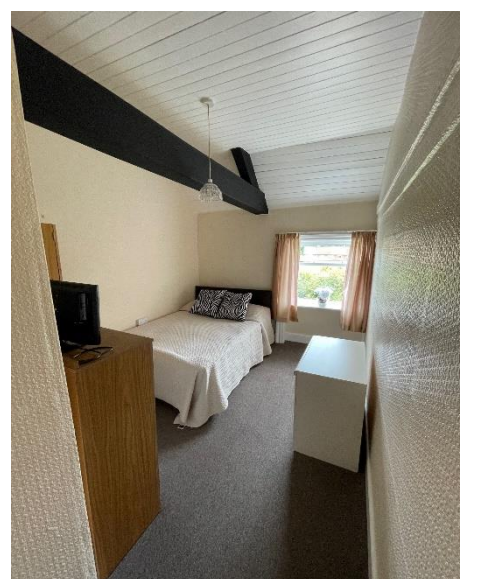
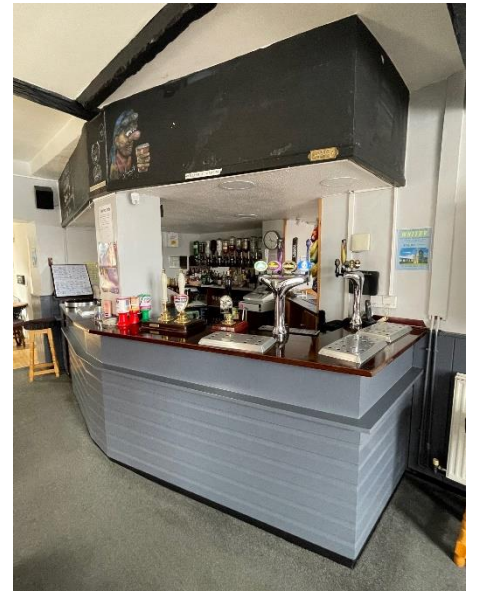
ENERGY PERFORMANCE CERTIFICATE



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 C2012

20 September 2022