

TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



BLACK HORSE INN 38 OLD VILLAGE ROAD, LITTLE WEIGHTON, COTTINGHAM, EAST YORKSHIRE, HU20 3US

ATTRACTIVE EAST YORKSHIRE VILLAGE CLOSE TO BEVERLEY

DESTINATION CATERING OUTLET

SUPERBLY FITTED OUT AND EQUIPPED

FIFTY PLUS COVER RESTAURANT

LOUNGE BAR AND LOUNGE WITH FURTHER COVERS

EXTERNAL - FRONT BEER GARDEN; TERRACE; BALCONY

WELL-APPOINTED AND SPACIOUS 3-BEDROOMED LIVING ACCOMMODATION

CAR PARK

TO LET BY WAY OF NEW LEASE

NEW LEASE: 10 YEARS OR LONGER, FRI

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.

DIRECTIONS

Take the B1230 Road from Beverley, into Walkington, and on leaving the village, follow the signposts on the left-hand side to Little Weighton. The property is easily found on the main road.

DESCRIPTION

The property is detached and sits within its large well-defined site. It has a lengthy and attractive frontage, and vehicular access to the left-hand side to the rear from Southwold, into the car park.

ACCOMMODATION

Description

GROUND FLOOR

Front Entrance Lobby: Double doors, with inner double doors to:

Reception Hall: Painted timber boarded effect walls, wood boarded effect floor, doors into restaurant and lounge bar, as well as toilets, having small office to alcove.

Ladies: 3 WCs, 2 wash-hand basins in vanity unit, electric radiator, non-slip floor.

Gents: 3 pod urinals, WC, 2 wash-hand basins, part-tiled walls, electric radiator, non-slip floor.

Lounge Bar: 7.47m x 5.72m plus servery; ceiling cornice, part-painted timber effect walls, rough cast plastered walls, wood boarded effect floor, section of button back upholstered fixed bar sitting plus loose tables and chairs, with seating for around 35, wide opening to lounge.

Bar Servery: With stained timber countertop and leaning rail, exposed brickwork and panelling beneath, glass and bottle shelves under, non-slip floor, back fitting with laminate work surface and space for 3 double cold drinks cabinets, access into wash-up with single drainer double bowl stainless steel sink unit and glasswasher point, access into restaurant servery and private hall.

Lounge: 5.25m x 4.6m; ceiling cornice, brick fireplace surround to cast iron stove with stone hearth, two sections of leatherette upholstered fixed button back seating plus loose tables and chairs with seating for around 15, stained timber boarded effect floor.

Restaurant: 9.96m maximum x 9.87m maximum including servery; one section of leatherette button back upholstered fixed bar seating plus loose tables and chairs with minimum 40 covers, wood boarded effect floor, double doors to rear balcony, steps up to private dining room.

Servery: With laminate countertop to two sides with panelling beneath, glass and bottle shelves, non-slip floor, back-fitting with laminate work surface and space for three double drinks cabinets.

Private Dining Room: 3.93m x 4.54m; stained timber boarded effect floor, can accommodate up to 12 covers. Door to:

Catering Kitchen: 4.54m x 6.04m; laminate clad ceiling and walls, stainless steel cooker hood with extraction and trap system and stainless-steel cladding to cooking area, gas and electric catering points, 2 wash-hand basins, stainless steel catering sink, single-drainer stainless steel catering sink with hose down and built in dishwasher system, non-slip floor, door into private hall.

Utility: 1.85m x 1.68m; part-tiled walls, wash-hand basin, plumbing for washing machine, tiled floor, door to:

Staff Toilet

Store: 1.69m x 2.11m vinyl floor

Private Hall/Service Area: With door to side, giving access to above rooms and stairs to:

BASEMENT

Delivery Bay: 4.39m x 3.71m plus alcove, ramp to rear.

Beer Cellar: 5.8m x 6.75m; double drainer stainless-steel sink, concrete floor.

Boiler Room: 3.06m x 4.39m

Spirit Store: 2.95m x 1m

FIRST FLOOR: Stairs lead off the private/service hall to:

Landing: 2 radiators, built-in storage cupboards.

Bathroom: With roll top bath having hand shower, large walk-in shower cubicle, part-tiled walls, WC, wash-hand basin in vanity unit, ceramic tiled floor.

Sitting Room: 4.54m x 3.57m; recess ceiling spotlights, double radiator.

Bedroom 1: 2.82m x 4.55m; dormer window, radiator.

Bedroom 2: 2.63m x 4.55m; dormer window, radiator.

Bedroom 3: 3.89m x 5.74m; dormer window, radiator.

Breakfast Kitchen: 4.54m x 3.63m; radiator, fully fitted out modern kitchen with floor and wall units, island unit incorporating single drainer sink, gas hob, seating space, built in oven, laminate floor, double doors onto rear balcony.

OUTSIDE:

Front Beer Garden: Being laid to grass, and arranged with loose tables and chairs.

Terrace: To left-hand side, with stone surface, arranged with various timber picnic tables/benches.

Rear Balcony: Leading off restaurant, and set out with a range of loose tables and chairs with seating for around 12 persons.

Car Park: Tarmacadamed, and providing around 20 car parking spaces.

FIXTURES AND FITTINGS

The outlet is fitted out and equipped to a high specification. The incoming tenant will be required to acquire the outgoing tenant's trade fixtures, fittings, and equipment at valuation to be prepared by an inventory valuer. The latter will certify the value. The incoming tenant will be required to contribute 50% of the inventory valuer's fees, plus VAT.

SERVICES

The property benefits from mains water, electricity, and drainage. A gas-fired boiler is advised to provide central heating and hot water to the first-floor living accommodation. There is an LPG tank sited in the car park, which supplies this boiler as well as gas fired catering equipment. Central heating and hot water requirements to the ground floor are understood to be provided by means of the oil boiler situated in the boiler room. Interested parties will be required to satisfy themselves as to these services and facilities.

LOCAL AUTHORITY

East Yorkshire Council.

RATEABLE VALUE

Rateable Value: £18,500

Rates Payable: £9,231.50

LICENCES

The outlet operates with a premises licence permitting the sale of alcohol, entertainment, and late-night refreshments.

Seriously interested parties should make their own enquiries directly of the Local Authority Licencing Department.

TENURE

The premises are being offered for letting by way of a new full repairing and insuring lease. This is for a ten-year term, or longer by agreement in multiples of five years. The rent is to be £25,000 in the first year, rising to £27,500 in year 2 and £30,000 per annum thereafter, subject to a review at the end of every fifth year of the term. There will be a complete bar against sub-letting or assignment of the lease in the first two years of the term. Thereafter the tenant may assign or sub-let the premises as a whole only, subject to receipt of Landlord's prior written consent not to be unreasonably withheld.

The incoming tenant will be required to meet the Landlord's legal expenses in respect of the cost of drafting and completing a lease.

TRADE AND BUSINESS

This outlet has been operated under a lease for in excess of twelve years by the current tenant. No financial and trading information is available to be provided to the incoming tenant, who will need to make their own judgements as to levels of sales and profitability which they might reasonably expect to achieve. It is understood that this outlet has achieved sales in excess of £12,000 gross per week in the past. In more recent months this has been of the order of around £5,500 gross per week.

The business has been operated by one proprietor on a full-time basis. Hence staffing levels have been somewhat higher than there might otherwise be. As this therefore offers the opportunity for significant savings on a wage bill, and hence it improves overall levels of profits.

VALUE ADDED TAX

VAT may be chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

VIEWING

Strictly by appointment with the sole letting agents. Under no circumstances should any interested party approach the current tenant, or indeed any staff working on the premises.





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 C2104

04 August 2023