

ROYAL GEORGE

9 NORTH TERRACE, SKELTON-
IN-CLEVELAND TS12 2ES

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



POPULAR VILLAGE CLOSE TO SALTBURN-BY-THE-SEA

EASY COMMUTING DISTANCE TO TEESIDE

PERIOD PROPERTY WITH ORIGINAL FEATURES BENEFITTING FROM MODERN GROUND FLOOR
EXTENSION TO TRADING AREA

FRONT LOUNGE BAR WITH SERVERY

RESTAURANT/DINING AREA FOR UP TO 70 COVERS

EXTERNAL BEER GARDEN AND FURTHER TRADING AREA

FIRST AND SECOND FLOOR LIVING ACCOMMODATION/LETTING BEDROOMS/CATERING AREAS

**TO LET: BY WAY OF NEW FULL REPAIRING AND
INSURING LEASE AT HEADLINE RENT OF £25,000 PER
ANNUM EXCLUSIVE**

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING 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

LOCATION

On entering Skelton from the south/west on entering the village the property is easily found and prominently positioned on the left-hand side. On entering from the east, the property is found on the western side of the village, on the right-hand side.

ACCOMMODATION

Description	
GROUND FLOOR	
FRONT ENTRANCE LOBBY LEADING INTO	
FRONT BAR	7.14m overall x 5.56m plus 2 bay windows; opening for open fire or cast iron multifuel stove, having timber mantel and brick hearth, stained timber boarded floor, 3 double radiators.
BAR SERVERY	with wood effect laminate countertop to 2 sides with painted panelling beneath, glass, and bottle shelves under stainless steel wash hand basin with non-slip floor and backfitting with laminate effect worksurfaces and space for cold drinks cabinets. Recess with glass washer point and opening to Restaurant Servery.
INNER HALL	stairs to upper floors, 2 radiators, doors to Toilets and Beer Garden area, Restaurant, and access to Cellarage.
LADIES TOILETS	2 w.c.'s, 2 wash hand basins in vanity unit, baby change facility, fully tiled walls and floor.
GENTS TOILETS	3 pod urinals, w.c., 2 wash hand basins in vanity unit, fully tiled walls and floor.
RESTAURANT	15.19 m overall x 6.33 m maximum; exposed roof and ceiling beams to part, brick fireplace surround and stone hearth to open fire area or to install cast iron multi fuel burner, split level floor arrangement, can accommodate minimum 50 covers, possibly up to 70 covers. 2 double and 2 single radiators, door to Beer Garden.
SERVERY	with wood effect laminate countertop to 2 sides with painted panelling beneath, over canopy, glass and bottle shelves, double bowl double drainer stainless steel sink, non-slip floor, backfitting with laminated worksurface and space for cold drinks cabinets.
BOILER ROOM	leading off Restaurant with wall mounted gas boiler.

FIRST FLOOR	this has in the past been used as private living space with Living Room, Bedroom and Bathroom facilities. However, the present tenant has made use of this space to create the following, although this could revert to Living Accommodation: -
LANDING	with storage cupboard off.
INNER LANDING	with plumbing for washing machine
CATERING KITCHEN	4.0 m x 3.69 m and bay window. laminate clad walls, electric and gas catering points, hot and cold water for sink and wash hand basin, non-slip floor.
PREPARATION ROOM	5.67 m x 3.73 m plus bay window; hot and cold-water points for wash hand basin and sink unit, gas cooker point.
WASH-UP/PREPARATION ROOM	3.3 m x 2.76 m plus Lobby area; laminate clad walls, hot and cold-water feeds for sink unit and dishwasher point, stainless steel wash hand basin door rear emergency escape stairs.
SECOND FLOOR	there is a possibility of access being created into the roof void area to the rear of the building which already has a Velux roof light installed. This floor has in the past been used as Letting Bedroom accommodation, but now is dedicated to living space.
LANDING	Radiator
KITCHEN	3.4 m x 2.44 m; laminate worksurface to 2 sides including single drainer double bowl stainless steel sink, electric cooker point.
SITTING ROOM	3.11 m x 3.59 m; radiator, cast iron Georgian basket fire grate.
BEDROOM 1	6.56 m x 3.59 m including Dressing Area and ensuite Shower Room with shower cubicle with electric shower, pedestal wash hand basin, WC, laminate clad walls.
BEDROOM 2	3.24 m x 2.63 m; radiator, having an ensuite shower Room with Shower cubicle with electric shower, pedestal wash hand basin, WC, laminate clad walls.
BATHROOM	2.37 m x 1.75 m; panelled bath, Shower over bath, w.c., pedestal wash hand basin, cupboard with hot water cylinder.
BASEMENT	
CELLARAGE	5.97 m x 2.39 m; concrete floor, Beer drop to side.

OUTSIDE to the left-hand side there is an archway which gives vehicular access into the rear of the property. Off this there is access to the beer drop to the cellarage.

BEER GARDEN this extends to the left-hand side, rear, and right-hand side. Within this there is a decked area which is covered and used as a smokers' facility. There is a raised terraced area at the rear, which leads directly off the Restaurant. To the rear and right-hand side there is a further area which has partially been covered in to provide an external drinking facility, having in the past been used as an outside Bar area and for Barbeques. This Beer Garden area can accommodate around 50 or so people, thereby increasing the number of customers which can be accommodated.

SERVICES

The property benefits from all mains services. The gas fired boiler provides central heating and hot water throughout the building.

LOCAL AUTHORITY

Redcar and Cleveland

RATEABLE VALUE

Rateable Value: £5,600

Council Tax Band: A

LICENCES

The property trades with the benefit of a Premises Licence. Seriously interested parties should satisfy themselves in respect of this by making appropriate enquiries of the Local Authority Licensing Department.

FIXTURES AND FITTINGS

The current Tenant intends to remove most of the loose trade fixtures fittings and equipment, although some fixed items may remain, and be acquired by separate negotiation.

The incoming Tenant will therefore need to re-equip and re-furnish the premises generally, to suit his style of operation.

TENURE

The property is offered To Let by way of a new full repairing and insuring lease, for a term of 10 years. The Headline Rent for the property is £25,000 per annum, exclusive. The landlord however is prepared to be flexible with a rental structure over the first 3 years of the term, to give the incoming tenant, the opportunity to fully establish the business, particularly if it is intended to change the style of

operation from that of a public house with a food offering, to a restaurant or bistro with wet sales.

The incoming tenant will be required to contribute towards the Landlord's legal costs in connection with the preparation and agreeing the form of lease, of £1,500 plus VAT.

A rent deposit of £5,000 will be required upon completion of the lease.

TRADE AND BUSINESS

The Royal George has been operated under tenancy for a lengthy period. Consequently, no trading or financial information is available to be supplied. Seriously interested parties will therefore need to make their own assessment as to what levels of trade they might expect to achieve, given their proposed style of operation.

Latterly the Royal George has operated as a conventional local's public house, with a food offering in the dining room. This has generally been with trading hours from 11am to 11.30pm each day, and with the food being offered all day. Recently restricted hours have been operated between 5pm and 9pm due to the tenant's other business interests.

This outlet should be readily operated by two full time proprietors, engaging limited numbers of staff, as appropriate.

In the past the second-floor rooms have been used for letting purposes, of which there is a possibility of having 4 such rooms.

PROPOSALS

Proposals are invited from interested parties. It should be noted that they will be required to provide a brief business plan, outlining their intentions in terms of how the outlet is to be traded, including CVs of each of the proprietors and any key personnel who may be employed, a cashflow projection and profit and loss account budget. Financial information will be required, to demonstrate that there is sufficient capital resource available for the purpose of fitting out the premises as appropriate, working capital, and any start-up costs.

Personal references will also be required, by way of Bank, trade, and Landlord's as appropriate, if available.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

A Report has been commissioned and will be available as soon as possible.

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.

REFERENCE C2125

26 March 2024