

**FOR SALE/
TO LET**

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



CARLTON INN, CARLTON HUSTHWAITE, MAIN STREET, THIRSK, YO7 2BW

EXTREMELY ATTRACTIVE NORTH YORKSHIRE VILLAGE

DRAWING TRADE FROM A WIDE, AFFLUENT AREA

FREE OF ANY TIE

SUBSTANTIAL PREMISES, LARGE CAR PARK, BEER GARDEN AND TERRACED AREA

30 COVER MINIMUM RESTAURANT

14 COVER DINING ROOM

FURTHER RESTAURANT AREA WITH MINIMUM 20 COVERS

LOUNGE BAR WITH SEATING FOR 20 AND BAR SERVERY

SPACIOUS 4 BEDROOMED LIVING ACCOMMODATION

POTENTIAL TO INTRODUCE LETTING BEDROOMS

FOR SALE – £695,000 freehold

Including goodwill, fixtures and fittings, plus stock

or

Sale of Business - £25,000 plus stock at valuation, and new 10-year full
repairing and insuring lease – **RENT - £50,000** per annum

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

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

From the A19 York to Thirsk main road, signposting is easily seen leading to Carlton Husthwaite village. The property is situated towards the centre on the left-hand side when entering the village.

ACCOMMODATION

Description	
GROUND FLOOR	
Front Entrance Lobby	Door to:
Restaurant	Exposed ceiling beams, painted timber boarded ceiling, panelled walls to part, exposed structural columns. Delft rack, tables and chairs. 30 covers minimum. Servery, step up to:
Dining Room	Suitable for private parties, double radiator set out for 14 covers minimum.
Further Restaurant Area	Step up from Restaurant, exposed ceiling beams, painted timber boarded ceiling to part. Painted timber boarded and brick walls to part, 3 double radiators, brick fireplace surround with stove hearth, wide opening to the Lounge Bar. Set out of 30 covers minimum.
Lounge Bar	Exposed ceiling beams, painted timber boarded ceiling, 2 double radiators, brick fireplace surround to stove hearth with cast iron log burner, woodboard effect floor, double door to rear terrace set out circa 20 seats.
Servery	Painted timber boarded counter to 3 sides
Waiters Station	
Rear Entrance	Door into service area, radiator.
Disabled WC	WC, wash-hand basin, baby changing,
Gents WC	2 pod urinal, WC, double radiator,
Ladies WC	2 WC, double radiator
Service Hall	Connects servery to Kitchen, double radiator, door to private hall, door to rear.
Wash-Up	Built in stainless steel down wash system with hose down, double drainer stainless steel sink, non-slip floor
Kitchen	Stainless steel catering sink, extractor fan and trap, walk in cold store
Inner Private Hall	Stairs
FIRST FLOOR	
Bedroom 1	With ensuite shower room, WC, and pedestal wash basin

Bedroom 2	Built in wardrobes, ensuite with panelled bath, WC and basin.
Bedroom 3	Exposed ceiling beams and Georgian cast iron fireplace
Bedroom 4	With large walk-in wardrobe
House Bathroom	With panelled bath, shower cubical, WC and pedestal wash hand basin
Breakfast Kitchen	Exposed ceiling beams, fitted kitchen with integrated appliances
Sitting Room	With exposed ceiling beams
OUTSIDE	Rear Wing
Walk-in Store	Plumbing for washing machine and drier
Boiler Room	Floor mounted oil-fired boiler
Beer Store	Double door to car park, concrete floor with drainage gully, Heineken dispenser.
Garage	Of brick construction with asbestos cement sheet roof
Compound	Fence
Terrace/Patio	Leading directly off the lounge-bar area, being partly timber framed covered with seating for a minimum of 22 and extending onto:
Beer Garden	Laid to grass, extending beyond adjoining the car park
Car Park	Gravelled and to the right-hand side and rear, with spaces for a minimum of 50 cars. The grassed area leading off this has in the past been utilised for touring caravans and motorhomes, having hook up points for electricity.

FIXTURES AND FITTINGS

The outlet is fitted out and equipped to a very high standard of specification, with excellent quality equipment and furnishings. It should be noted that the till system is currently held on a lease arrangement, albeit with only a few outstanding payments remaining. The purchaser will therefore have the option of taking this over or arranging his own.

If the business is required and a lease taken, the fixtures and fittings will be retained by the Landlord, with the Tenant being responsible for their maintenance.

SERVICES

The property has mains water, electricity, and drainage. There is an oil-fired boiler which provides central heating and hot water throughout.

LOCAL AUTHORITY

North Yorkshire County Council

RATEABLE VALUE

£7,250

Council Tax Band: C

LICENCES

The outlet operates with the benefit of a premises licence. This permits the sale of alcohol everyday between the hours of 11:00am and 1:00am the following morning. It also allows live and recorded music everyday between the hours of 11:00am and 1:30am the following morning. Seriously interested parties should make their own enquiries of the Local Authority Licensing Department relating to details.

TRADE AND BUSINESS

This business has been operated under tenancy for a number of years, which has now come to an end. As a consequence, there is very limited financial and trading information relating to this. However, it is considered that the business should be capable of achieving sales of at least £10,000 per week, to be generated from the minimum of 70 covers to the restaurant area, plus the lounge bar facility. Seriously interested parties will, however, need to make their own judgement as to what they consider they will be capable of achieving in terms of sales and profitability.

Currently, the Carlton Inn is closed on Mondays. Trading from Tuesdays through to Sundays, however, is from noon until 11:00pm. These hours are designed to suit the owner's wishes. There is no reason why trading should not be between 11:00am and 1:00am the following morning, every day. Food is on offer throughout the day. It is anticipated that this business should be operated by two full-time proprietors, assisted by a range of staff, some of whom may be required on a full-time basis, but the bulk being part-time employees. There will be the purchaser/lessee's responsibility for arranging their own staffing matters, as it is not envisaged that any staff working in the business currently would be transferred.

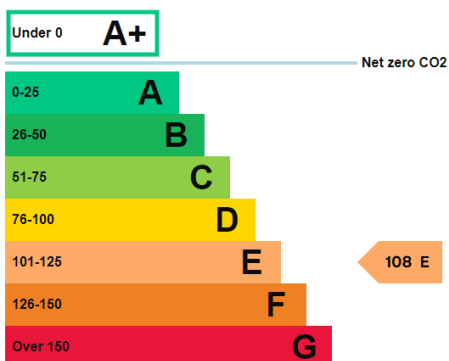
It should be noted that there is NO TIE in respect of any beers, alcohol, or other products sold on the premises.

VALUE ADDED TAX

VAT may be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is E.



VIEWING

Strictly by appointment with the sole selling/letting agents.

TENURE

The property is being offered for sale on a freehold basis. All of the trade fixtures, fittings, and equipment will be included in the sale, as noted above.

If the property is to be taken on a lease, this will be by way of a new full repairing and insuring arrangement. A term of 10 years is offered, at a commencing rent of £50,000 per annum. This figure is inclusive of the trade fixtures, fittings, and equipment, which are in essence being "rentalised" within this figure. The Tenant will be required to maintain and replace as necessary any fixtures and fittings utilised in connection with the business. The incoming Tenant will also be required to lodge a 3-month rent bond, and to make a contribution of £1,500 plus VAT towards to the Landlord's costs of preparing and completing a lease.





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.