

TO LET

THE STIDDY

HIGH STREET, LYTHE, WHITBY, YO21 3RT

BARRY
CRUX & co

Public House and Caravan Park

Rent - £55,000 per annum

Property Features

- Fantastic Roadside Location on the A174 Arterial Coastal Route to Sandsend and Whitby
- Public House with Caravan Site to the rear
- Clean and tidy ground floor trading areas
- Owners' accommodation and three en-suite letting rooms
- 28 Marked Caravan and Camping Pitches with Electric Hooks Ups
- Available to let as a whole or two separate businesses



Enquiries

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Location

On the main coastal road running through the village of Lythe, a small village on the edge of the popular East Coast seaside resorts of Sandsend and Whitby. This is an affluent area that sees visitors' year-round but is particularly busy throughout the main season from April to October. The caravan park benefits from stunning views over the surrounding coastline.

Description

The Stiddy is a two-storey property under a slate tiled roof with colour washed elevations that has been extended into the roof spaces for extra accommodation. There is a separate storage building to the side.

The caravan park has pedestrian access to the rear of the pub and a separate entrance of its own for motor vehicles. This operates over two fields and offers 28 marked pitches with electric hook-ups. There is a service block with toilets and showers and a permanent static caravan, that acts as the site office. Please note: the static is owned by the current tenant and not the landlord.

Internally, The Stiddy has ground floor trading areas, with three ensuite rooms on the first floor and a one-bedroom owners flat in the roof spaces.

Accommodation

Ground Floor -

Accessed via a lobby into the main bar which has stone flooring, an attractive stone fireplace with chimney breast and an inset wood burner. There is half wood panelling to the walls and a bar serving counter. Seating is a mixture of perimeter benches, loose tables and chairs. The tap room has a tiled flooring, a bar serving counter, seating on low stools and perimeter benches. To the rear is the games/dining area with carpeted flooring, a darts throw, brick fireplace perimeter benches and spindle back chairs.

Ancillary accommodation includes a catering kitchen fitted with a range of stainless fittings, extraction and ladies and gentleman's customer toilets.

First Floor -

Previously this was used as letting accommodation and has three double bedrooms with ensuite bathrooms. There is also a small office/single bedroom. The current tenant has used this as their private accommodation and has created a small utility space in a former storage area.

Roof Space -

This has been converted at some point in the past to offer further accommodation, which consists of one bedroom, a three-piece bathroom and a living space.

External -

To the side there is a separate building utilised as a boiler room, dry store, above ground beer store and storage. To the front there is a patio area with picnic bench seating. Directly to the rear there are three parking spaces and parking for up to 25 cars is available adjacent to the caravan park.

Caravan Park -

The caravan park has its own vehicle access. It can also be accessed on foot from the rear of the pub. The site occupies two fields to the rear, which have stunning views over the surrounding countryside and coast. There are 28 marked pitches with electric hook ups, 13 of which are on hard standing.

Onsite facilities are offered via a single storey detached structure under a pitched roof, which accommodates toilets, showers, wash up/washing area, workshop and storage spaces. The facility block is heated via an air source heat pump.

The current tenant has also added a static caravan, which is utilised as a site office/reception.



Services

We are advised that the site is connected to mains electricity, water, drainage and has an Elsan disposal point.

Trade and Business

The property forms part of our client's estate. The current tenant is looking to end of their lease, at which point they will vacate the property. Our client is therefore seeking a new tenant.

In the past we understand the business has seen steady and consistent trade. As our client has never been involved in the day-to-day operation of the business, they have no direct knowledge of the finances. However, the current tenants are happy to share their accounting information with interested parties. The pub is currently only trading on limited hours, opening two evenings a week. We would, estimate that a minimum combined average turnover for both the caravan site and public house would be in the region of £5,000 per week net of VAT if fully open and running with a focused operator. This will obviously vary throughout the year due to the seasonal nature of the business, with the summer months seeing higher levels than in the off season. We feel that stronger figures are entirely possible for a good operator with high standards.

This represents a good opportunity for a new operator to take on the already solid base and build on what is already there in a popular tourist location.

Fixtures and Fittings

These are the property of the current tenant but will be available to purchase for a new ingoing tenant. This will be at a price to be agreed.

Licences

There is a full Premise License to serve Alcohol Monday to Saturday 10:00-23:00, Sunday 12:00-22:30

Terms

Available on a free-of-tie full repairing and insuring lease with the local estate on a five or ten year agreement at a rent of £55,000 per year and subject to five-yearly rent reviews.

Local Authority

North Yorkshire

Business Rates

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

The Stiddy rateable value is £2,400
The Caravan Park rateable value is £10,725

Value Added Tax

VAT may be charged at the prevailing rate.

Costs

Each party to be responsible for their own legal costs.

EPC Rating

The Stiddy energy rating is C65
The Caravan Park energy rating is B29



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