

# FOR SALE

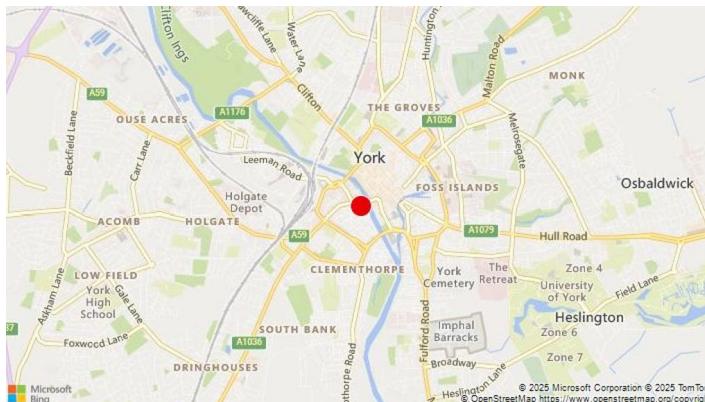
THE LAST DROP INN  
27 COLLIERGATE, YORK, YO1 8BN

BARRY  
CRUX & co

## Public House

### Property Features

- Well Fitted Public House With Traditional Style Ground Floor Trading Spaces
- Located in the historic city of York
- Unused Upper Floors With Potential To Be Brought Back Into Use
- Enclosed Outside Area To The Rear
- Free Of Tie Lease With Growing Levels Of Turnover



### Enquiries

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## Location

Superb location within the city walls of York, close to the well-renowned Shambles. In the heart of the main tourist areas and shopping precincts with excellent footfall throughout the year. York is one of the most visited places in the country with an estimated figure of 8.9 million people a year.

## Description

Free of tie leasehold public house within a mid-terrace four-story property under a pitched roof with single story extension to the rear. This is a well-fitted ale house utilising the ground floor areas and catering for a mixture of tourist, regular and circuit trade. Sales are heavily wet driven, with a small snack-based food menu also on offer.

## Accommodation

### Ground Floor -

Lovely open plan space with wood flooring throughout, half wood panels to the walls and seating on mixture of tables and stools set at loose tables. Décor is a good mix of traditional and contemporary.

Step up into the bar area which has flagged flooring, attractive exposed brick wall, perimeter bench seating, stools at loose tables and a well fitted bar serving counting.

To the rear is a small tap area with décor in keeping with the other parts of the trading areas.

Ancillary accommodation at this level includes disabled toilet, small food prep area and a well fitted and organized upland beer store. There is a service corridor at the rear of the bar, which previously offered access to the beer cellar, although this is now redundant and has been sealed.

### First Floor -

Accessed via an attractive turned staircase with spindle balustrade. The ladies and gentlemen's customer toilets are at this level, which are well maintained and presented.

There are two rooms to the front of the building, which are currently utilised as storage and staff areas. Our client has looked into fitting these for customer use to provide extra seating and spaces that could be used for small private functions.

Second Floor - In the past this floor has been used as

owners/managers accommodation. It consists of four rooms that are currently not used other than for storage.

To bring these back into use they would require upgrading to current fire regulations, including the addition of a fire exit.

Third Floor - This level occupies the roof spaces and consists of three rooms. Also assumed to have previously formed part of the living accommodation, our clients are currently using one of them as their office. One is not in use and the other is a former kitchen and bathroom area.

External - To the rear of the property is an enclosed yard space that provides seating for 10. It offers a real sun trap and is popular year-round but particularly throughout the summer months. A small barrel store area has also been created and is well screened by double doors.



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## Services

We believe mains electric, water and drainage are connected to the property. There is gas into the property, but it is not currently in use. Interested parties are advised to make their own independent enquiries.

## Trade and Business

Our client has owned the business for several years and had it run under management until a year ago. Having relocated back to York, they took the business back in-house and now run it on a day-to-day basis. This has allowed them to focus much harder on driving the business forward and managing costs on a much tighter basis. The Christmas period alone has seen an increase of 7% on turnover.

The business has gained a strong reputation for good beer and a wide range of spirits. The pub recently won accreditation of CAMRA national publication "The Good Pub Guide 2026", Cask Marque 5 star accreditation for beer quality and cellar hygiene and CAMRA local pub of the season. They were also awarded EHO 5 stars in a recent inspection as well been short listed by York Press and York Mix for pub of the year.

A small snack menu has been introduced, which has been very successful. With a larger kitchen this could be expanded significantly and developed. There is space on first floor to create a full catering kitchen either in the unused rooms to the front or by reconfiguring the customer toilets. Alternatively, for those wishing to focus on food, it may be possible to install a smaller kitchen facility in the current beer store and prep area on the ground floor. There is also the possibility of using a pop up kitchen franchise for those wishing to focus on wet trade.

Accounting information will be made available to seriously interested parties after viewing the property.

## Fixtures and Fittings

The premises are offered with all standard fixtures and fittings, including bar equipment, kitchen appliances, lighting, and built-in furnishings. A detailed inventory of inclusions is available on request.

## Licences

The property benefits from a Premises Licence permitting the sale of alcohol for consumption both on and off the premises between 11:00 a.m. and 1:00 a.m. daily. Live music is authorised between 8:00 p.m. and midnight. Prospective purchasers are advised to make their own enquiries with the local Council's Licensing Department to confirm the current terms.

## Terms

The property is held on 15-year free of tie full repairing and insuring lease which commenced 31st October 2023 at £45,000 per annum. There are rent reviews and break clauses every 5 years.

## Local Authority

York

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£29,000	£14,471

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Costs

The purchaser will be required to meet the Landlord's reasonable legal and administration costs.

## EPC Rating

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



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