

# FOR SALE

## YE OLDE RED LION

25 OLD OAK ROAD, HOLME-UPON-SPALDING-MOOR,  
YO43 4AD

BARRY  
CRUX 

## Public House

**Price - £99,950 Leasehold Business for sale**

For the lease, business goodwill, fixtures & fittings, plus stock at valuation

### Property Features

- Village Public House in a Central Position
- Well Fitted Traditional Style Trading Spaces
- Three Bedroom Owners Accommodation
- Eight Detached Ensuite Letting Rooms & Three Pods with Hot Tubs
- Car Park for 20 and Beer Patio



**Enquiries**

**Andrew Spencer**  
DDI 01904 659990  
andrew@barrycrux.co.uk

## Location

Public house in prominent position in the centre of the large village of Holme-Upon-Spalding-Moor, which has a resident population of over 3,000. It is 19 miles South-East and 17 miles West of the busy tourist locations of York and Beverley respectively.

## Description

A traditional style public house with trade areas in a horseshoe shape around a central bar server. With first floor owners' accommodation, pleasant patio to the rear, ample car parking, 8 detached ensuite letting rooms and 3 detached pods with hot tubs. As a result, the business offers multiple income streams.

## Accommodation

### Trade Areas

The property is accessed primarily from the rear car park, leading into a welcoming entrance lobby which also serves as the reception area for the guest accommodation.

The principal trading area is arranged around a substantial central bar server, creating an attractive horseshoe-shaped layout. The décor is traditionally styled and entirely in keeping with the character of a well-established country inn. Customer seating is provided through a combination of perimeter bench seating, church pews, chairs and stools arranged around loose tables. Flooring comprises a mix of carpeting and wood-effect finishes.

Character features include timber wall panelling, exposed beams, feature fireplaces, an open fire and a separate wood-burning stove, creating a warm and inviting atmosphere. The trading space is predominantly configured to accommodate the property's strong food-led operation.

A separate restaurant dining room, also utilised for breakfast service, provides approximately 28 covers arranged on high-backed chairs around loose tables. An additional 10 covers are available within the carvery area.

### Back-of-House Facilities

Supporting facilities include ladies' and gentlemen's customer WCs, an upland beer cellar/store, a fully equipped commercial catering kitchen with extensive stainless-steel fittings, dry goods storage, wash-up area and walk-in refrigeration.

### Owner's/Manager's Accommodation

Located on the first floor, the private accommodation comprises three bedrooms, a lounge, kitchen and two bathrooms. The accommodation benefits from its own self-contained entrance and lobby, providing privacy and separation from the business.

### External Areas

To the rear of the property, adjacent to the main entrance lobby, is an attractive patio terrace with picnic bench seating, a pleasant pond feature and a covered seating area furnished with sofas. A customer car park provides space for approximately 20 vehicles.

The letting accommodation is arranged within two detached single-storey buildings, each providing four twin/double en-suite guest rooms. In addition, the current owners have developed three high-quality en-suite glamping pods/cabins, each benefitting from private hot tubs and enclosed garden areas. The accommodation offering includes two studio-style pods capable of sleeping up to four guests and one larger family pod accommodating up to six guests.

Further external facilities include a small enclosed service yard, currently housing a temporary structure utilised as a laundry facility.



## Services

We are advised that mains gas, electricity, drainage and water are connected to the property. Interested parties are advised to make their own independent enquiries.

## Trade and Business

Our client has traded the business for 14 years but has now decided to semi-retire. The lease is due for renewal within the next 12 months so any sale will be subject to renewal of this agreement.

The two main sources of income for the business are food and accommodation. It has a strong reputation for food with this been the largest income stream time. The accommodation also proves very popular with booking well in advance on a year-round basis. Drink sales are very much ancillary to both these income streams, but particularly the food trade.

The last set of accounts showed a strong net turnover of £504,376, which does not include the income from the 3 pods. The business shows good net profit. More detailed accounting information will be provided to interested parties after viewing the property.

## Terms

The property is held on 10-year lease which commenced in 2017. The lease is on full repair and insuring terms. The current rent is set at TBA per annum but is subject to renewal in the next 12 months. The landlord is happy to discuss this further and is open to offering either tied or free of tie terms.

## Business Rates

RATEABLE VALUE

RATES PAYABLE

£23,250

£7,549.28

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

## EPC Rating

The property's energy rating is C72



01904 659990

[www.barrycrux.co.uk](http://www.barrycrux.co.uk)

Barry Crux & Co is a Trading name of Garness Jones (Commercial) Limited, who, for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial) Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

