

# FOR SALE

## COACHMAN INN

PICKERING ROAD WEST, SNAINTON, SCARBOROUGH,  
YO13 9PL

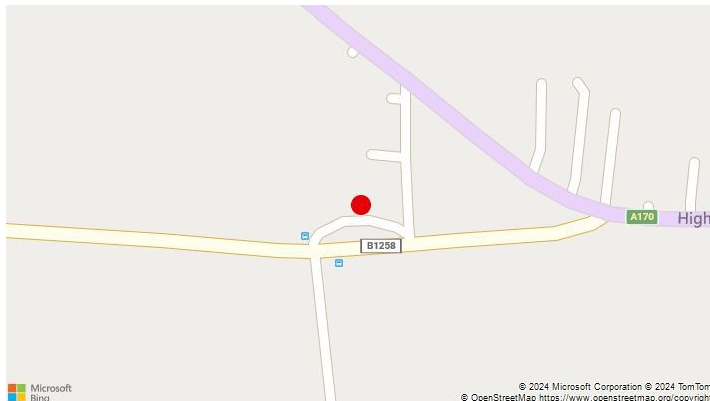
BARRY  
CRUX 

## Public House

Price - £725,000

### Property Features

- Situated in an attractive village close to the North Yorkshire Moors National Park
- Free of any tie
- Imposing property with good, enclosed garden areas and car parking to front and rear
- Six ensuite letting rooms
- Private two-bedroom flat



Enquiries

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## Location

Located in the village of Snainton, close to the A170 main road and within easy reach of the North Yorkshire National Park and East Coast resorts. The property is situated on the edge of the village.

## Description

Pub for sale including public bar, lounge bar, restaurant, large beer garden and car parking. There is also a two-bedroom private flat alongside six ensuite letting bedrooms.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

### GROUND FLOOR

Two separate entrance lobbies leading to:

Public bar 6.82m x 4.99m: With seating for up to 20 customers, tiled flooring, brick fronted bar server and inset brick-built fireplace.

Lounge Bar 4.83m x 4.6m: Suitable for dining space and small functions. Currently laid out to accommodate 10 covers with its own bar server and carpet floor coverings.

Restaurant 11.75m x 5.1m: Ideal for diners and larger private functions, this space caters for 36 covers with wood affect flooring and carvery serving unit.

Additional Restaurant Space 4.19 m x 5.25m: Provides an additional 18 covers.

Disabled WC with baby change.

Gent WC

Kitchen 8.39m x 4.55m: Stainless steel fittings, extraction and catering equipment.

Service/Utility Area 4.18m x 4.53m: Accessed from the kitchen providing prep and wash up areas.

Service Hall: Giving access from the kitchen to the trading areas.

Dry Store 1.61m x 2.19m

Store/Office 4.34m x 4.34m

Boiler Room

Access to the beer cellar

Stairs to private and letting accommodation.

### FIRST FLOOR

Ladies WC

Landing

Private Accommodation:

Bed 1: 3.06m x 3.23m

Bed 2: 5.23 x 3.61m

Lounge

Bathroom with three-piece suite.

Kitchen with fitted base units and cooking facilities.

Three double ensuite letting bedrooms.

Whippetree Suite - 4.57m x 5.53m

Dacher Suite - 4.52m x 3.68m

Whiskey Suite - 3.72m x 4.56m

### SECOND FLOOR

Three double ensuite letting bedrooms.

Lancemoor Suite 4.57m x 3.34m Sitting Area and ensuite bedroom 3.05m x 3.00m

Pesttion Suite 4.58m x 5.17m

Bringham Suite

### OUTSIDE:

Beer Garden: Enclosed grassed area to the side of the property with space for a marquee.

Outside Seating: Grassed area to the front with picnic bench seating.

Car Park: Gravel surface offering 20 spaces and accessed through the archway to the side.

Service Yard: External storage space housing a walk in cold storage unit and covered area for chest freezers.



## Services

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

## Trade and Business

Our client has operated the business for a number of years as an owner operator involved in the day-to-day operation. For the last 2 years the business has shown an average weekly turnover in the region of £11,000 per week net of VAT. Trade is drawn from a mixture of wet, dry and accommodation sales. The business is free from any brewery ties. The business trades 7 days a week from 11am until close, with food on offer from 12 noon to 800pm.

More detailed trading information will be supplied to interested parties after viewing the property.

## Fixtures and Fittings

The property is fitted and equipped to a good standard, very much in keeping with the age and style of the property.

## Licences

The outlet operates with the benefit of a premises license. This permits the sale of alcohol between the hours of 09:00am to 01:00am 7 days a week. It also allows live and recorded music between 10:00am and 12:30am, also 7 days a week. Seriously interested parties should make their own enquires of the Local Authority Licensing Department relating to details.

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£47,600	£15,455.72

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

## Value Added Tax

VAT may be charged at the prevailing rate.



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

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