

FOR SALE

THE WHITE BEAR INN

MAIN STREET, STILLINGTON, YORK, YO61 1JU

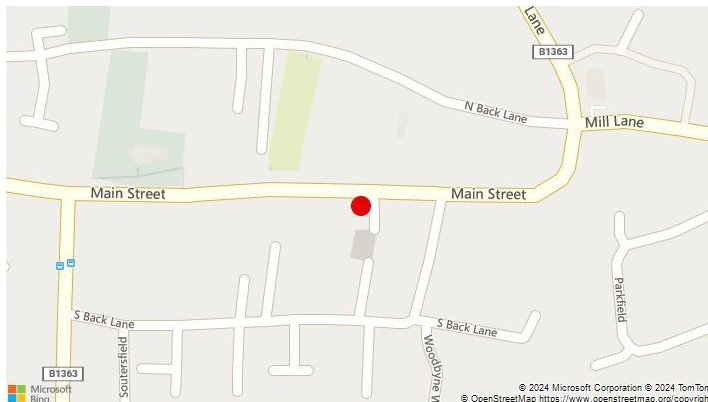
BARRY
CRUX 

Public House

Price - £59,950 Leasehold Business for sale

Property Features

- Desirable village setting close to the city of York
- Long-established and well-renowned business
- Strong net turnover on limited trading hours
- Three/four-bedroom owner's accommodation
- Available as Free of Tie Letting Opportunity



Enquiries

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Location

Situated in the center of the village of Stillington on the main high street. The village is an affluent and pleasant location, within easy reach of the city of York just over 13 miles to the South. It also offers good access to the nearby North Yorkshire Moors area. Both locations experience a high level of visitors, year-round.

Description

A historic end of terrace two storey property with colour washed elevations under a pitched tiled roof.

The ground floor accommodates the main trading spaces, which are served by a central bar server to the public bar and restaurant areas. This is fitted in a traditional country inn style and offers warm and inviting surroundings. To the rear are the ancillary spaces including catering kitchen and customer toilets. The first floor is given over to the 4-bedroom owners accommodation with separate access from the rear.

At the rear there are further outside ancillary spaces including the upland beer cellar, cold store, dry store and freezer room

The business is situated on a well-sized plot, which comprises ample trading spaces as described with outside seating to the front and rear.

To the rear attached to the external ancillary areas are three letting cottages. These are owned by our client and the intention is for them to retain ownership of these and separate them from the pub.

Accommodation

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

Ground Floor -

Entrance Lobby - 2.242m x 1.058m

Public Bar - 5.937m x 7.503m at the widest point. Mixture of carpeted and wood floor coverings, bench booth seating and stools set at loose tables, feature cast iron fireplace with living flame fire and brick chimney breast.

Restaurant - 7.008m x 7.990m at the widest point. Similar style floor coverings with seating on high back chairs offering 46 covers and a central exposed brick chimney breast.

Catering Kitchen - 4.875m x 3.971m. Fitted with a range of stainless-steel fittings and extraction.

Rear Corridor - 3.941m x 1.065m

Gents Toilets - 2.613m x 1.540m

Ladies Toilets - 3.945m x 1.867m

Via External Access to The Rear -

Upland Beer Store - 3.892m x 3.507m

Cold Store with Walk-In Fridge - 3.971m x 2.910m

Dry Store - 4.068m x 2.986m

Freezer/Storage Room - 3.000m x 4.061m

First Floor -

Fitted, to a good standard with double glazing and central heating and comprising -

Lounge - 4.589m x 3.980m

Dining Room - 4.363m x 3.921m

Kitchen - 3.460m x 3.037m

Bedroom 1 - 3.577m x 4.001m

Bedroom 2 - 3.590m x 4.542m

Bedroom 3 - 3.443m x 5.623m

Office/Bedroom 4 - 3.598m x 2.902m

Hallway - 3.872m x 1.880m

Corridor To Bedrooms - 3.618m x 0.987m

Corridor to Bathroom - 6.217m x 0.845m



Services

We are advised that the property is connected to mains water, drainage and electricity. Gas is provided via LPG.

Trade and Business

Our client has operated the business for 29 years and are now looking to retire. They have built a strong reputation for food and enjoy a considerable amount of repeat business and a strong local following.

The current owners have reduced the opening hours in recent years to suit their lifestyle, but still achieve a good level of business. The pub shows a consistent net turnover of £8,000 per week net of VAT. The last set of full account showed a net turnover of £410,791 with net profits of £81,962.

There is clearly potential for a new owner with fresh ideas to open longer hours and drive these levels of trade higher. More detailed accounting information will be made available to seriously interested parties after viewing the property.

While our client is keen to let the property to allow them to retire, they may consider selling the freehold of the pub and possible the cottages as well. Please enquire for further details.

Fixtures and Fittings

The property is being sold fitted and equipped. Some items of a personal nature will be excluded from the sale. An inventory items included will be provided as part of an agreed sale.

Licences

Please check this with the local licensing authority.

Terms

Our client is looking to find a tenant to let the pub and are guiding rental bids in the region of £40,000 per year and a premium of £59,950 for the business, goodwill and fixtures & fittings.

A minimum term of 5 years is sought and longer will be considered.

Local Authority

Hambleton

Business Rates

RATEABLE VALUE RATES PAYABLE

£17,000	£5,519.90
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The current Rateable Value for the pub is £12,500. For the cottages it is £1,300 and £1,925 for the one bedroom and two-bedroom units respectively.

Value Added Tax

VAT may be charged at the prevailing rate.

Costs

Each party will be responsible for their own legal costs.

EPC Rating

An Energy Performance Certificate has been produced with a rating of 64 which is in Band C.

