

FOR SALE

WHITE HORSE

WEST END, AMPLEFORTH, YO62 4DX

BARRY
CRUX 

Public House

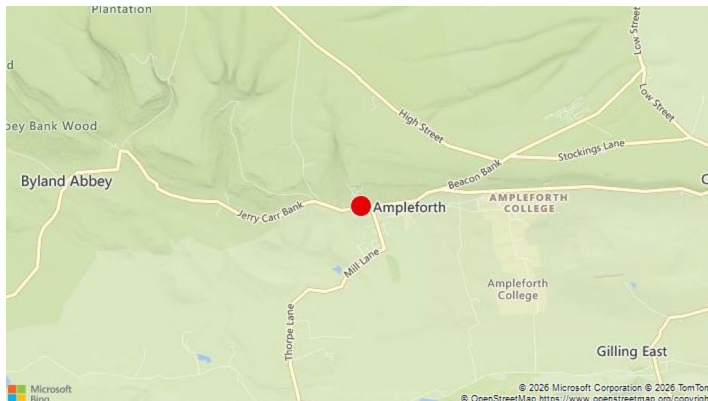
Price - £79,950 Leasehold Business for sale

Rent £30,000 per annum

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

Property Features

- Superb location in very sought after North Yorkshire village within the National Park.
- Very traditional well kept ground floor trading areas
- Three well-fitted first floor ensuite letting bedrooms
- Ample outside seating and car parking to the rear
- Free of tie lease terms with private landlord



Enquiries

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Location

The White Horse is located in the picturesque and sought-after North Yorkshire village of Ampleforth, which sits on the Southern edge of the North York Moors National Park. The village is most well-known for the nearby Ampleforth College and attracts a strong number of visitors throughout the year.

Description

An excellent opportunity to acquire the leasehold business of The White Horse, a traditional village public house situated in the sought-after North Yorkshire village of Ampleforth, on the southern edge of the North York Moors National Park. The property offers characterful ground floor trading areas, including a main bar, snug and restaurant space, with traditional features such as exposed beams, timber and flagged flooring, and open fires.

To the first floor are three well-appointed ensuite letting bedrooms, together with a small residents' lounge and manager's accommodation. Externally, the property benefits from rear car parking for approximately 20 vehicles, outside seating and useful storage. The business is operated on free-of-tie lease terms and offers scope for new operators to further develop trade in this attractive village and visitor location.

Accommodation

Accessed via a lobby area to the front, which leads into a small reception area. The bar is divided into two sections. The main area has stripped wood flooring with stone flags to the bar. There is a single wooden-topped server and an attractive open fire with a brick surround. There are plenty of character features, such as exposed beam work. Seating is provided with a mixture of fixed perimeter benches, small church pews and chairs set at loose tables.

The snug has a very similar style of décor with flagged flooring, seating on church pews and chairs at loose tables, exposed beams and an open fire.

Beyond the bar is the restaurant area, arranged across two separate rooms. Each room is currently laid out to provide 12 covers, giving a total of 24 covers, with potential to increase capacity to 38. In addition, the bar areas provide a further 27 dining covers. The restaurant areas are finished in a similar style, with wood flooring, exposed beams and loose tables with chair seating.

Ancillary accommodation at this level includes ladies and gentleman's customer toilets, a catering kitchen equipped with a range of stainless fittings and extraction, a wash-up area and an upland beer store area.

First Floor -

There are three well-appointed en-suite double letting rooms. A small residents' lounge is also available for the use of guests. Additionally, there is also a small manager's flat which comprises kitchen diner, bathroom and bedroom.

External -

To the rear is parking for approximately 20 cars, a well-appointed outside seating area with a pagoda, a large storage shed, some additional picnic bench seating to the side and a small unused strip of land at the rear of the car park.



Services

We are advised that the property is connected to mains electricity, water and drainage with a mixture of calor gas and oil for heating and cooking. Interested parties are strongly advised to make their own enquiries.

Trade and Business

As with most rural pubs of this nature the business concentrates heavily on its food offering, which is the main driver of trade. A restaurant standard menu is offered throughout the year which varies according to the seasons and availability of produce. There is a reasonable drinking trade from the village, but the majority of wet sales are ancillary to the food. The rooms are a smaller additional source of income; this helps utilise and generate income from an otherwise unused space.

Our clients have decided to dispose of their leasehold interest due to other business commitments. By their own admission, they are not pushing the business as hard as they would like due to lack of time. The pub currently only trades limited hours, being closed from early evening on Sunday through to Wednesday lunchtime.

While they are open year-round, trade is more seasonal due to its location and busier during the spring, summer and autumn months when there is a large influx of visitors to the area. The business recorded a healthy profit during its most recent trading year end of February 2026. More detailed trading information will be provided to interested parties after viewing the premises.

Fixtures and Fittings

The premises are offered with all standard fixtures and fittings, although some personal items will be removed. An inventory of included items will be provided once a sale is agreed.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol between 10:00 am and 23:30 pm Monday to Thursday, 10:00 am and 00:00 am Friday and Saturday and 10:00 am and 00:30 am on Sunday. 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 a 7-year lease that commenced in 2025 on free of tie terms from a local landlord. It is on full repairing and insuring terms. Rent is currently set at £30,000 per annum.

Business Rates

RATEABLE VALUE RATES PAYABLE

£23,000

£7,468.10

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 D85

