

FOR SALE

HARRY'S BAR

10-11 PIER ROAD, WHITBY, YO21 3PU

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

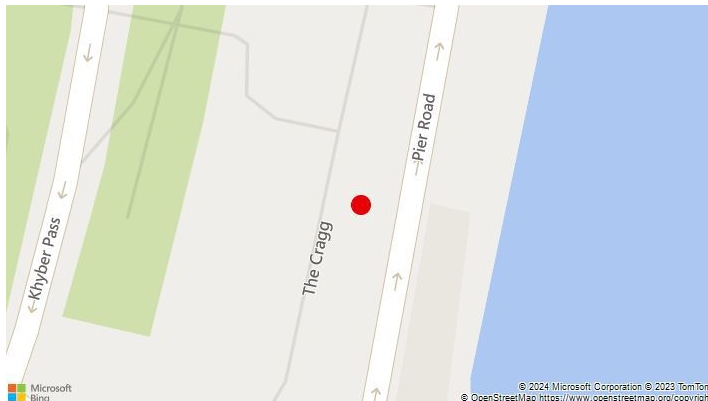
Price - On application

Including the freehold and leasehold interests, business goodwill, fixtures and fittings, plus SAV

Public House

Property Features

- Would consider sale of the business and fixtures and fittings, granting a new lease
- Catering and bar operation in prime Whitby location
- Consistently high levels of sales and excellent profitability
- Excellent letting bedrooms



Enquiries

Barry Crux & Company

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Location

The property is situated on the western side of the River Esk, adjoining the Town Centre, and on main thoroughfare to the Pier Head and Beach. From the Swing Bridge crossing the river connecting Church Street (east of River) with New Quay Road, follow the roadway on the western side of the river, past the Landing Stage, and the property is on the left-hand side.

Description

The property is a mid-terrace building, being to four storeys plus basement.

Harry's Bar is a well established popular catering and bar operation in a prime Whitby location. There are ground floor and first floor trading areas with high profile outdoor seating area to front of the premises.

It has excellent profitability with consistently high levels of sales and is operated largely under management. As well as the bar there are also excellent letting bedrooms decorated and presented to a high standard.

There is a large parcel of land to the rear of the property, which is on the opposite side of the rear lane. This is currently used partly for storage purposes in conjunction with the operation of Harry's Bar. However, it is also considered suitable for the construction of a range of further holiday letting units, if required. This land therefore may be acquired separately, by way of negotiation.

At the front of the property currently extends by approximately 3 metres plus onto the footpath. There is a planning application to construct a balcony at first floor level.

Accommodation

Ground Floor

Comprising Bar Area extending to approximately 60 sq. metres (645 sq. ft.) trading area; With a range of fixed and loose seating, tables, etc.; Bar Servery extending across the rear wall of the trading area'.

Rear Hall

With spirit cupboard and small office.

Ladies Toilets

2 W.C.'s, wash hand basin, laminate clad walls and ceramic tiled floor.

Gents Toilets

W.C, 2 urinal pods, radiator, wash hand basin, laminate clad walls and ceramic tiled floor.

Beer Cellar

With concrete floor.

First Floor

Comprising Further Trading Area of around 43.2 sq. metres (465 sq. ft.); Set out with range of loose tables and chairs with up to 45 covers, for catering; Excellent views across the Harbour.

Catering Kitchen

Stainless steel canopy with extraction and trap system, stainless steel cladding to walls; stainless steel work surfaces, stainless steel catering sink and wash hand basin, dishwasher system, non-slip floor, door to rear, 3 phase electricity supply.

Second Floor

On the Second Floor there is a total of 4 en suite Letting Bedrooms, being fully fitted out and equipped, and generating high levels of income, enjoying around 98% occupancy.



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

Harry's Bar operates usually, trading seven days a week between the hours of 10am and midnight. There are two Directors of the Operating Company, who only play a minimum role in the day-to-day operations. The business is largely operated by a full-time manager, assisted by a full complement of other full time as well as part time staff.

Takings have been very consistent, with the exception of course of the period from March 2020 up to the middle of 2021. Financial and trading information will be supplied to seriously interested parties, following inspection, and an expression of serious interest.

Fixtures and Fittings

All of the trade fixtures and fittings about the premises are to be included in the sale.

Licences

Harry's Bar operates with a Premises Licence which permits the sale of alcohol for consumption on and off the premises between the hours of 10 a.m. and 12:30 a.m. the following morning each day. This also permits playing of recorded music. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

Terms

Harry's Bar is being offered for sale on a freehold basis.

In the alternative the vendors are prepared to consider a sale of the business, and the granting of a new lease of Harry's Bar. This will be on full repairing and insuring terms. The rent is to be agreed and there will be a Service Charge provision for the tenant to reimburse the landlord the insurance premium in relation to the building insurance, plus any unusual items of cover required. In addition, the tenant will be required to pay a service charge in relation to any services which the landlord provides on a joint user basis. A term of 10 years is being offered, longer if required, by way of negotiation, but in multiples of 5 years, and with rent reviews at the end of every fifth year of the term.

Local Authority

Scarborough

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£25,250

£12,599.75

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.

Value Added Tax

VAT may be charged at the prevailing rate.

EPC Rating

This property's current energy rating is C.

