

FOR SALE

ROYAL GEORGE

9 NORTH TERRACE, SKELTON-IN-CLEVELAND,
SALTBURN-BY-THE-SEA, TS12 2ES

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

Rent - £25,000 per annum
Yorkshire Village Pub To Let

Public House

Property Features

- Popular village close to Saltburn-by-the-Sea and within easy commuting distance to Teesside
- Period property with original features benefitting from modern ground floor extension to trading area
- Restaurant/dining area for up to 70 covers
- External beer garden and further trading area
- First and second floor living accommodation letting bedrooms/catering areas



Enquiries

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Location

On entering Skelton from the south/west on entering the village the property is easily found and prominently positioned on the left-hand side. On entering from the east, the property is found on the western side of the village, on the right-hand side.

Description

Nestled in a popular village close to the charming seaside town of Saltburn-by-the-Sea, this period property offers a unique opportunity for a thriving hospitality business. With easy access to Teesside, the property boasts original features and a modern ground floor extension, maximizing trading space. A welcoming front lounge bar with a servery caters to casual drinks, while the spacious restaurant/dining area can accommodate up to 70 covers. An external beer garden and additional trading area provide further revenue potential. The first and second floors offer flexible living accommodation, potential letting rooms, or even additional catering areas, making this a truly versatile property for a successful hospitality venture.

Accommodation

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

Ground Floor:
Front Entrance Lobby Leading Into:
Front Bar: 7.14m overall x 5.56m plus 2 bay windows;
Bar Servery opening to Restaurant Servery.
Inner Hall: stairs to upper floors, doors to Toilets and Beer Garden area, Restaurant, and access to Cellarage.
Ladies Toilets and Gents Toilets
Restaurant: 15.19 m overall x 6.33 m maximum; Door to Beer Garden.
Servery: with glass and bottle shelves, double bowl double drainer stainless steel sink,
Boiler Room: leading off Restaurant with wall mounted gas boiler.

First Floor:

Inner Landing: with plumbing for washing machine
Catering Kitchen: 4.0 m x 3.69 m
Preparation Room: 5.67 m x 3.73 m
Wash-Up/Preparation Room: 3.3 m x 2.76 m plus Lobby area and rear emergency escape stairs.

Second Floor: Living accommodation

Kitchen: 3.4 m x 2.44 m;
Sitting Room: 3.11 m x 3.59 m; , cast iron Georgian basket fire grate.
Bedroom 1: 6.56 m x 3.59 m including Dressing Area and ensuite Shower Room
Bedroom 2: 3.24 m x 2.63 m;with an ensuite Shower Room
Bathroom: 2.37 m x 1.75 m;

Basement: Cellarage: 5.97 m x 2.39 m; concrete floor, Beer drop to side.

Outside: to the left-hand side there is an archway which gives vehicular access into the rear of the property.

Beer Garden: this extends to the left-hand side, rear, and right-hand side with covered areas, smokers' facility, a raised terraced area at the rear, and an outside Bar area used for Barbeques.



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

The Royal George has been operated under tenancy for a lengthy period. Consequently, no trading or financial information is available to be supplied. Seriously interested parties will therefore need to make their own assessment as to what levels of trade they might expect to achieve, given their proposed style of operation.

Latterly the Royal George has operated as a conventional local's public house, with a food offering in the dining room. This has generally been with trading hours from 11am to 11.30pm each day, and with the food being offered all day. Recently restricted hours have been operated between 5pm and 9pm due to the tenant's other business interests.

This outlet should be readily operated by two full time proprietors, engaging limited numbers of staff, as appropriate.

In the past the second-floor rooms have been used for letting purposes, of which there is a possibility of having 4 such rooms.

Fixtures and Fittings

The current Tenant intends to remove most of the loose trade fixtures fittings and equipment, although some fixed items may remain, and be acquired by separate negotiation.

The incoming Tenant will therefore need to re-equip and re-furnish the premises generally, to suit his style of operation.

Licences

The property trades with the benefit of a Premises Licence. Seriously interested parties should satisfy themselves in respect of this by making appropriate enquiries of the Local Authority Licensing Department.

Terms

The property is offered To Let by way of a new full repairing and insuring lease, for a term of 10 years. The Headline Rent for the property is £25,000 per annum, exclusive. The landlord however is prepared to be flexible with a rental structure over the first 3 years of the term, to give the incoming tenant, the opportunity to fully establish the business, particularly if it is intended to change the style of operation from that of a public house with a food offering, to a restaurant or bistro with wet sales.

Local Authority

Redcar and Cleveland

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£5,600

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.

Costs

The incoming tenant will be required to contribute towards the Landlord's legal costs in connection with the preparation and agreeing the form of lease, of £1,500 plus VAT. A rent deposit of £5,000 will be required upon completion of the lease.

EPC Rating

An EPC has been commissioned and will be available in due course.

