

# FOR SALE

## RED LION

MERCHANTGATE, YORK, YO1 9TU

BARRY  
CRUX 

## Public House

**Price - £175,000 Leasehold Business for sale**  
For the Lease, Business Goodwill, Fixtures & Fittings, plus Stock at Valuation

### Property Features

- Unique and Historic Public House in the City Centre of York Within the Walls
- Traditional and Characterful Interior with Multiple Trading Areas
- Excellent Outside Spaces with Ample Outside Seating Areas
- Three Bedroom Owners Accommodation
- Good Mix of Wet and Dry Trade with Strong Consistent Turnover and Profits
- Free of Tie Lease



**Enquiries**

**Andrew Spencer**  
DDI 01904 659990  
[andrew@barrycrux.co.uk](mailto:andrew@barrycrux.co.uk)

## Location

Superb location within the city walls of York. Close to both the main tourist areas and shopping precinct with good footfall throughout the year. York is one of the most visited places in the country with an estimated figure of 8.9 million people a year.

## Description

Leasehold pub providing a detached two-story property of brick construction with colour washed elevations under a pitched roofs. A traditional public house with ground floor trading and good outside spaces catering for a mixture of regular locals and tourists and a good mix of wet and dry trade.

## Accommodation

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

### Ground Floor -

Front Entrance Lobby leading to -

Main Bar - 5.163m x 3.955m - Mixture of wood and carpeted flooring, exposed beam work and exposed brick fireplace.

Front Bar - 5.173m x 4.192m - Carpeted flooring, perimeter seating, bar server and features including stained glass windows, exposed beams and brick fireplace.

Back Bar - 5.120m x 4.289m - Wood flooring, brick fireplace with inset gas fire.

Snug - 3.683m x 4.231m - Wood flooring, fireplace range and exposed beam work.

Catering Kitchen - 3.853m x 1.932m - Fitted with a range of stainless-steel fittings and extraction.

Ladies and Gents Customer Toilets

### First Floor -

Bedroom 1 - 4.533m x 5.233m - Radiator and features including beam work and fireplace.

Bedroom 2 - 3.767m x 3.262m - Radiator.

Bedroom 3 - 3.103m x 2.584m - Radiator and exposed beam work.

Lounge - 4.898m x 3.879m widening to 4.909m - Radiator.

Kitchen - 3.685m x 3.451m - Fitted with a range of base units and lino floor covering.

Bathroom - 2.134m x 2.423m - Three-piece suite with shower over the bath.

Office - 1.887m x 4.477m - Radiator.

Hallway - 4.692m x 3.244m - Combi boiler located in this space.

Spirit Store

### External -

Beer Cellar - 4.489m x 3.180m

Outside storage rooms

Ample outside split level beer garden with seating on picnic benches and incorporating two covered smoking shelters.

Parking for two vehicles to the front and further customer seating.



## 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

After many years our client is selling their leasehold interest in the property to allow them to retire. The business is easily managed by the owners and staff with the main focus on wet sales. Food is also offered and in recent years the kitchen has been franchised out and operated independently, with our client taking a rent.

Trade is drawn from a strong mixture of regular locals and the high numbers of visitors to the city every year. It has a prime and highly visible location close to both the main tourist and shopping areas. A further significant boost to business is seen during the summer months with the extensive outside seating.

It has the distinct advantage of being free of tie, enabling the leaseholder to source their wet stock from whomever they choose and to secure the best possible prices. The business shows a strong and consistent level of turnover in the region of £12,000 to £14,000 per week net of VAT including food sales. More detailed accounting information will be made available to interested parties after viewing the property.

## Licences

The property has the benefit of a premises license which permits the sale of alcohol for consumption on and off the premises between TBA. Seriously interested parties should make their own enquires directly with the Councils Licensing Department.

## Terms

The property is held on a 10-year free-of-tie lease from March 2024. The lease is full repairing and insuring. The current rent is £69,000 per annum and is subject to review in March 2029.

## Local Authority

York

## Value Added Tax

VAT will be payable on the rent.

## Costs

The purchaser will be required to meet the Landlord's legal and administration costs.

## EPC Rating

The property has an energy performance asset rating of D.

