

TO LET / MAY SELL

RED LION INN

28 HIGH STREET, CLOUGHTON, SCARBOROUGH, YO13
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BARRY
CRUX 

Public House

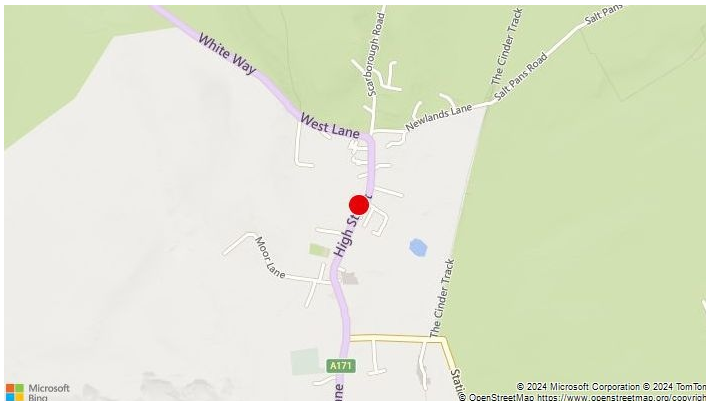
Rent - £20,000 per annum

To Let By Way Of A New Free Of Tie Lease

Viewing: Strictly by appointment with the sole letting agents

Property Features

- Prominent and visible main road position and pleasant and popular village setting
- Well kept ground floor open plan trading spaces
- Four en-suite letting rooms and two-bedroom owner's accommodation
- Car park, decked area and beer garden space
- Good opportunity for an operator looking to build a business up



Enquiries

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Location

By the side of the busy A171 Scarborough to Whitby main road and close to the North York Moors National Park. The Red Lion has easy access by road to Scarborough approximately 4.5 miles to the South and Whitby approximately 15 miles to the North.

Description

A detached two-story property under pitched roofs with colour washed elevations. The property occupies a good-sized plot with parking for approximately 10 cars to the rear, an enclosed beer garden and decked area to the side for outside seating. The ground floor is mainly occupied by the trading areas, which are open plan, in good order and have a traditional village pub feel.

There is good access to the East Coast resorts of Scarborough and Whitby as well as the nearby North York Moors National Park.

Accommodation

Ground Floor

Front entrance lobby with inner door leading into the trading areas.

Main Bar - Mixture of carpeted and wood affect flooring with a brick built wooden top bar server. There is also some exposed beam work and an attractive brick fireplace with wood burner. Seating is at perimeter benches and spindle back chairs set at loose tables.

Lounge Bar - Open to the main bar this has carpeted flooring throughout with similar style décor, some exposed beam work, attractive fireplace with open fire and seating on a mixture of perimeter benches and spindle back chairs set at loose tables.

Restaurant/Dining Area - Towards the rear of the property this is currently laid out for 28 covers, but could easily accommodate more tables. Seating, flooring and décor are in keeping with the bar areas previously described.

Ladies and Gent Customer Toilets

Catering Kitchen - Fitted with extraction and a range of base units.

Prep Area

Beer Cellar

First Floor

Side lobby with separate access but also with lockable door giving access directly to the pub.

Letting Rooms -

Consisting of 3 ensuite doubles, one with bath and shower over and two with cubicles and 1 single with ensuite shower.

Owners/Managers Accommodation -

Well-appointed and spacious owner's accommodation with 2 bedrooms, living room, bathroom and small utility space.

External Areas -

Decked Area - To the side of the pub with space for outside seating.

Car Park - With parking for approximately 10 cars.

Enclosed Beer Garden - To the top of the car park, grassed and fenced.



Services

We are advised that all mains services are connected. We advise that prospective make their own enquires.

Trade and Business

Our client has owned the pub for an extended period of time but has had it let out for the majority of this time. The tenant has recently left and our client is now looking for a new tenant. He is opening the bar for wet sales only on very limited hours bar to at least keep a presence on site.

This is a village pub that has a good local following of regulars. It has always been popular with passing traffic for food and the rooms, for visitors to the area. It presents a fantastic opportunity for a new operator to develop trade and build it back up to the levels previously seen.

As the business has always been tenanted, we do not have access to any trading information. Prospective tenants will need to make their own assessment of what is achievable and to that end we are looking for an experienced operator with good knowledge of the trade.

Fixtures and Fittings

Our client will retain ownership of the fixtures and fittings but may consider selling them to a new tenant for a figure of £10,000.

Licences

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

Terms

It is envisaged that we will offer a lease of up to 10 years, longer may be considered, on internal repairing only terms. This will be a free of tie arrangement, although our client does have a supply agreement with Heineken on another site he lets out and therefore can offer favourable terms on certain products.

Rent will be £20,000 a year, with an open market rent review at the end of year 5. A new tenant will be expected to log a rental bond and provide suitable references and proof of funding.

Our client may consider selling the freehold but only at a figure in excess of £450,000.

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£4,200	
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We are advised that the rateable value is £4,200. Business rates may therefore not be payable.

EPC Rating

An Energy Performance Certificate has been produced with a rating of 76 which is in Band C

