

# TO LET

## MIDDLETON ARMS

NORTH GRIMSTON, MALTON, YO17 8AX

BARRY  
CRUX 

## Public House

**Rent - £35,000 per annum**

To let by way of new free of tie lease

Viewing: Strictly by appointment with the sole letting agents

### Property Features

- Set on the edge of the Yorkshire Wolds, close to Malton and Norton
- Comprises lounge bar, games room, dining room, 50 plus cover restaurant/function room
- Large site with beer garden, orchard, large car park, 3 letting bedrooms, and 2-bedroomed living accommodation
- Our client has submitted planning permission to re-configure the building to create larger dining space and create a private dwelling on part of the external areas.



**Enquiries**

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## Location

The village of North Grimston sits on the B1248. It is around 5 miles from Malton. It is easily found on this road, being central to the village.

## Description

The property occupies a sizeable site with grassed beer garden, orchard, and forecourt trading area. The public house building is constructed to three storeys to its front, with a most attractive frontage. There is a large, gravelled car park area to the left-hand side and rear off which lead various outbuildings including a former Tea Rooms/Stable Block suitable for possible conversion to holiday cottage, or similar, subject to consent. The Yorkshire Wolds Way is within a mile or so and the Centenary Way passes within 160 metres.

Our client has submitted planning permission to re-configure the building to create larger dining space and create a private dwelling on part of the external areas.

Full plans and the application can be viewed on the North Yorkshire Planning Portal. The application reference is ZE24/00507/FUL. The residential dwelling will not be part of the lease and will be sold separately.

## Accommodation

Ground Floor:  
Front Entrance Lobby Inner door leading to:  
Entrance Hall: Door to Servery and Cellarage; Stairs to First Floor  
Living Accommodation;

Lounge Bar: 7.57m overall max x 4.27 max; should accommodate seating for 30  
Bar Servery  
Dining Room: 4.02m x 4.42m; Can be readily set out for 14 covers; 2 openings from Lounge Bar  
Games Room: 7.16m x 3.67m min; Can accommodate loose tables and chairs for around 16  
Restaurant/Function Room: 5.4m x 8.6m  
Can easily provide 50 covers min; Door to Beer Garden;  
Kitchen: 3.19m x 4.38m;  
Rear Hall from Car Park  
Ladies Toilets: 2 w.c.s; Wash hand basin in vanity unit;  
Gents Toilets 4 pod urinals; Corner wash hand basin; W.C. Part tiled floor;

First Floor:  
Private sitting room and three ensuite letting bedrooms

Second Floor:  
Two private bedrooms and a bathroom

Outside:  
Storage Facilities Comprising;  
Two storage blocks, and former stable/tea rooms

Beer Garden Laid to grass and set out with a range of timber picnic benches with tables;  
Orchard Mature fruit trees; Forecourt Tarmacadamed and used as external trading area with timber picnic tables and benches;  
Suitable for landscaping;  
Car Park Laid to gravel with a minimum of 30 parking spaces





## Services

The property has the benefit of Mains Water and Electricity. Drainage is provided by way of a modern septic tank system. Hot water and central heating is provided by means of an oil fired boiler. Catering equipment can be supplied by way of bottled LPG. Alternatively, the incoming tenant may wish to install an LPG tank for this purpose.

## Trade and Business

The outlet has been operated under tenancy for very many years. As a consequence, there are no trading or financial accounts available to be supplied to any interested parties. It will be necessary for parties to make their own judgements as to what they consider may be achievable by themselves, going forward. It should be noted that it is envisaged that the focus of this business will be providing high quality catering as the main activity, and able to draw in trade from a wide area. This is not to detract from the existing local trade which is both in relation to wet sales and catering, as the Middleton Arms is an important focal point to village life.

## Fixtures and Fittings

The Tenant will fit out the premises with his own fixtures and fittings, at his own cost.

The Landlord proposes to build a new extension to the rear, creating an open plan trading area. In addition, there will be new toilets and the conversion of the restaurant/function room into the catering kitchen, with storage. This proposed layout is shown on the below plan.

## Licences

The property operates with the benefit of a Premises Licence. This is granted by Ryedale District Council under Ref. No. LN/20050371. This permits the sale of alcohol for consumption on and off the premises between the hours of 11 a.m. and 11 p.m. each day, with the exception of Sundays when the permitted hours are noon until 10.30pm. Interested parties should satisfy themselves in this respect by making appropriate enquiries of the Local Authority Licensing Department.

Should any incoming tenant wish to vary the trading hours, or introduce other activities, such as entertainment, then this will need to be agreed with the Landlord. The incoming tenant will be required to comply with the Licensing Act 2003, and with the provisions of the Premises Licence at all times.

## Terms

It is envisaged that seriously interested parties should initially submit an expression of interest in taking this opportunity further. This is to give a brief outline of an anticipated trading style, brief details of CV of the main people to be involved in such an operation, and a broad indication of capital available to embark upon a project.

Following receipt of expressions of interest, the landlords will then invite selected parties to put forward more detailed propositions. This will require to address the style of operation envisaged in more detail, an indication of proposed style of fit out, and further details relating to CVs of the main people concerned, and detail relating to cash sums and capital available to embark upon the project.

It is envisaged that the property will be let by way of a new full repairing and insuring lease for a term of up to 20 years, to be agreed between the parties, and at an appropriate rental structure reflecting the sums to be invested in the scheme.

In due course, following a selection process it should be noted that the granting of a new lease will be subject to receipt of satisfactory financial and trade references on behalf of the successful party, as well as concrete evidence of cash and capital funds available, and a brief business plan outlining the way in which the business will be operated, together with cashflow forecasts and budget profit and loss accounts.



# Local Authority

Ryedale

## Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£5,400	
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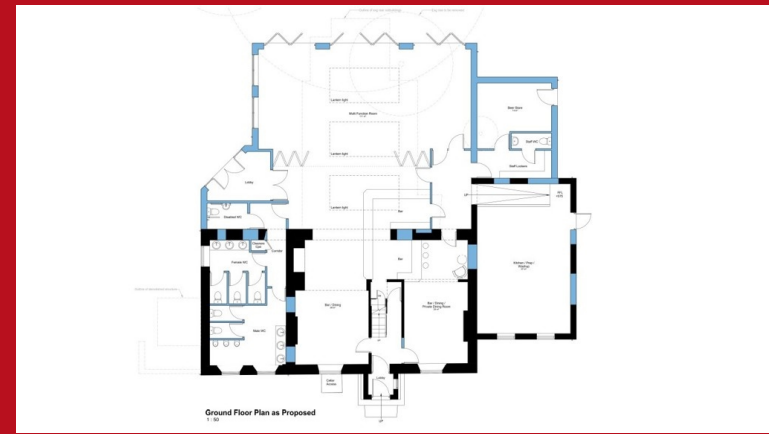
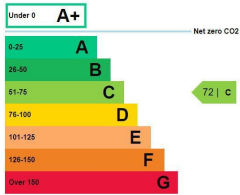
Council Tax: Band A

### AGENTS NOTE

The photographs in these particulars show how the property was fitted out and arranged prior to the previous tenant leaving. They are included for indicative purposes only.

## EPC Rating

An Energy Performance Certificate has been produced with a rating of C 72.



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