

FOR SALE

MONTPELLIER PUB

14 MONTPELLIER PARADE, HARROGATE, HG1 2TG

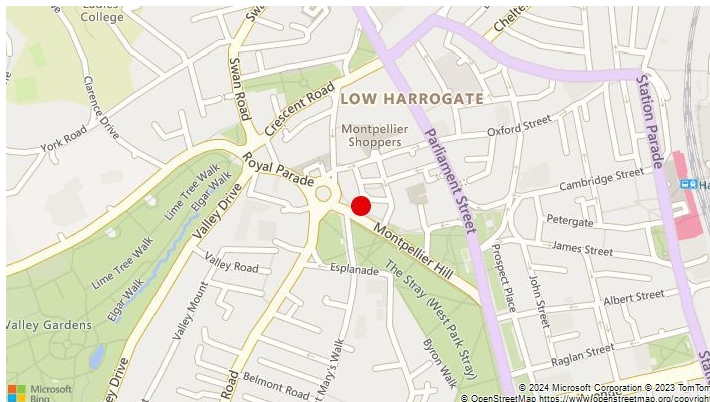
BARRY
CRUX  CO

Public House

Price - £170,000 Leasehold Business for sale
For the Lease, Business Goodwill, Fixtures and Fittings, plus Stock at Valuation

Property Features

- Excellent open plan trading areas with seating for around 66 plus standing areas
- Appointed and fitted out to a high standard
- Fully fitted commercial kitchen
- Spacious four bedroomed living accommodation
- Possible option to go free of tie



Enquiries

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Location

Located in the Montpellier Quarter of the town Centre.

Description

Harrogate town centre licensed premises in popular Montpellier Quarter.

Accommodation

Ground Floor:

Front Entrance Lobby Inner doors to Private Hall and:
Lounge Bar Front: 4.74m x 4.99m; Stone fireplace surround to open fire, Counter to servery; Wide opening to:
Bar Area: 3.85m x 7.36m (including Servery); Wide opening to Rear Lounge;
Servery; Polished marble counter to three sides; Opening to Lobby;
Rear Lounge: 7.05m x 3.9m; Split level floor;
Side Entrance: with inner door to Rear Lounge;
Off Rear Bar Access to:
Ladies and Gents Toilets
Lobby Off Servery; Electric dumb waiter to first floor landing; Door to Private Hall and stairs to:

Basement:

Hall Area: 4.72m x 3.12m overall; Access to Wine Store and:
Beer Cellar: 4.32m overall x 8.2m; Chute to front; Drainage gully;
Spirit/Wine Store: 3.52m x 1.85m;

Ground Floor:

Private Hall: Connecting door from Servery and front Entrance Lobby; Stairs to:

First Floor:

Half Landing Electric dumb waiter; Stairs up to Flat and:
Rear Landing
Boiler Room: 2.03m x 0.81m; Wall gas boiler;
Catering Kitchen: 3.94m x 3.89m; Doors to:
Wash Up: 1.74m x 3.37m; Door to:
Utility: 2.19m x 3.1m; 3 steps down from Wash Up;
Store: 3.61m x 2.21m;

Flat:

Inner Hall/Landing
Kitchen: 4.22m x 3.44m; Period cast iron fireplace; Door to:
Bathroom: 2.86m x 3.55m; Boarded up doorway to Rear Landing;
Sitting Room: 6.18m x 4.81m plus bay window; Period marble

fireplace surround to cast iron inset;

Second Floor:

Landing

Bedroom One: 1.97m x 4.85m;

Bedroom Two: 4.08m x 4.81m; Period fireplace surround with cast iron inset;

Bedroom Three: 4.19m x 3.41m overall; Cast iron fireplace;

Attic:

Landing

Bedroom Four: 2.92m to purlins x 2.9m plus eaves area;

Store: 1.74m to purlins x 3.05m plus eaves area;

Small Store

Outside:

To the front there is an area set out with tables and chairs for external drinking and eating.



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

This business is easily managed by two full time proprietors, assisted currently by a full-time barmaid and two part time barmen. It is wet led only; catering having ceased to be offered following the Lockdown in March 2020. There is therefore the opportunity to re-introduce catering.

The pub is tied in respect of draught and bottled beers and ciders, but completely free of tie for wines, spirits, and minerals. There is a large spirit trade. The landlord has indicated that under certain circumstances, there may be the opportunity to go completely free of tie.

Trading figures will be supplied to seriously interested parties following inspection.

Licences

The property has the benefit of a Premises Licence which permits the use of alcohol for consumption on or off the premises between 10 a.m. and 11.30 p.m. each day except on Friday-Sunday when the terminal hour is midnight. Live music and facilities for dancing are also permitted between 8 p.m. and midnight on Friday-Sunday. Seriously interested parties should make their own enquiries directly with the Council's Licensing Department.

The property also has the benefit of a Pavement Licence from the Council for outside tables and chairs.

Terms

The property is held on a 30-year lease from 18 December, 2003 and therefore has around 9 years remaining. The lease is of a full repairing and insuring nature. The current rent is £37,000 per annum.

Local Authority

Harrogate

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£10,000

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.

Council Tax B

Value Added Tax

VAT is 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 C 62. A full copy of the EPC is available upon request.

