

# FOR SALE

## THE WHITE BEAR INN

MAIN STREET, STILLINGTON, YORK, YO61 1JU

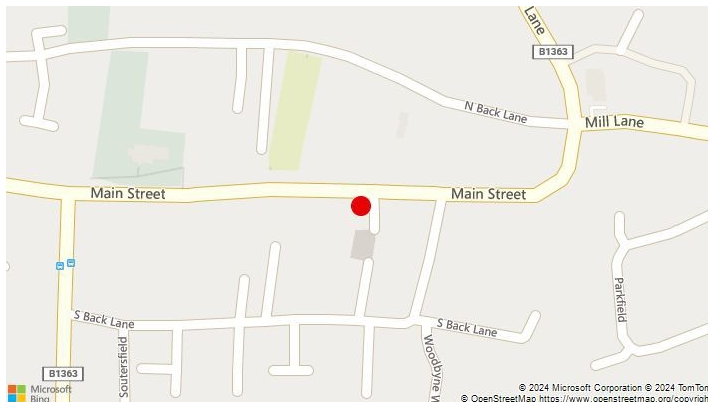
BARRY  
CRUX 

## Public House

Price - £985,000

### Property Features

- Desirable village setting close to the city of York
- Long-established and well-renowned business
- Strong net turnover on limited trading hours
- Three letting cottages to the rear
- Three/four-bedroom owner's accommodation
- May also consider letting options



Enquiries

Andrew Spencer  
DDI 01904 659990  
andrew@barrycrux.co.uk

## Location

Situated in the center of the village of Stillington on the main high street. The village is an affluent and pleasant location, within easy reach of the city of York just over 13 miles to the South. It also offers good access to the nearby North Yorkshire Moors area. Both locations experience a high level of visitors, year-round.

## Description

A historic end of terrace two storey property with colour washed elevations under a pitched tiled roof. To the rear there are extensive single-storey extensions mainly under pitched tiled roofs, housing storage and the letting cottages.

The ground floor accommodates the main trading spaces, which are served by a central bar server to the public bar and restaurant areas. This is fitted in a traditional country inn style and offers warm and inviting surroundings. To the rear are the ancillary spaces including catering kitchen and customer toilets. The first floor is given over to the 4-bedroom owners accommodation with separate access from the rear.

The extension to the rear includes further ancillary spaces including an upland beer store, cold store, dry store and freezer room. Beyond this are two 1-bedroom and one 2-bedroom letting cottages, all fitted to a very high standard.

The business is situated on a well-sized plot, which comprises ample trading spaces as described and additional outside spaces including approx. 10 car parking spaces and outside seating.

## Accommodation

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

Ground Floor -  
Entrance Lobby - 2.242m x 1.058m  
Public Bar - 5.937m x 7.503m at the widest point. Mixture of carpeted and wood floor coverings, bench booth seating and stools set at loose tables, feature cast iron fireplace with living flame fire and brick chimney breast.  
Restaurant - 7.008m x 7.990m at the widest point. Similar style floor coverings with seating on high back chairs offering 46 covers and a central exposed brick chimney breast.  
Catering Kitchen - 4.875m x 3.971m. Fitted with a range of stainless-steel fittings and extraction.  
Rear Corridor - 3.941m x 1.065m  
Gents Toilets - 2.613m x 1.540m  
Ladies Toilets - 3.945m x 1.867m

Via External Access to The Rear -  
Upland Beer Store - 3.892m x 3.507m  
Cold Store with Walk-In Fridge - 3.971m x 2.910m  
Dry Store - 4.068m x 2.986m  
Freezer/Storage Room - 3.000m x 4.061m

Letting Cottages -  
These were occupied at the time and as a result we were unable to get full access. We can confirm they are of a high standard throughout with double glazing and central heating. The one-bedroom units consist of a combined lounge/dining/kitchen space, a double bedroom and bathroom. The two-bedroom unit features an additional bedroom.

First Floor -  
Fitted, to a good standard with double glazing and central heating and comprising -  
Lounge - 4.589m x 3.980m  
Dining Room - 4.363m x 3.921m  
Kitchen - 3.460m x 3.037m  
Bedroom 1 - 3.577m x 4.001m  
Bedroom 2 - 3.590m x 4.542m  
Bedroom 3 - 3.443m x 5.623m  
Office/Bedroom 4 - 3.598m x 2.902m  
Hallway - 3.872m x 1.880m  
Corridor To Bedrooms - 3.618m x 0.987m  
Corridor to Bathroom - 6.217m x 0.845m



## Services

We are advised that the property is connected to mains water, drainage and electricity. Gas is provided via LPG.

## Trade and Business

Our client has operated the business for 29 years and are now looking to retire. They have built a strong reputation for food and enjoy a considerable amount of repeat business and a strong local following.

The cottages to the rear are marketed through bookings.com and enjoy a good level of business, as they offer access to both York and the North Yorkshire Dales National Park.

The current owners have reduced the opening hours in recent years to suit their lifestyle, but still achieve a good level of business. The pub and the cottages are traded as separate businesses and in the last financial year showed average net turnover of just under £8,000 per week on wet and dry sales combined and close to £2,000 per week on accommodation. This equates with a combined net turnover in the region of £9,000 to £10,000 per week for both elements of the business.

There is clearly potential for a new owner with fresh ideas to open longer hours and drive these levels of trade higher. More detailed accounting information will be made available to seriously interested parties after viewing the property.

## Fixtures and Fittings

The property is being sold fitted and equipped. Some items of a personal nature will be excluded from the sale. An inventory items included will be provided as part of an agreed sale.

## Licences

Please check this with the local licensing authority.

## Terms

The property is being offered for sale freehold.

Our client may also consider a lease for the pub on its own, minus the letting rooms at a rent of £45,000 a year and a premium of £70,000 for the goodwill and fixtures and fittings. For an additional rent our client may also consider including the rooms.

## Local Authority

Hambleton

## Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

RATEABLE VALUE	RATES PAYABLE
£12,500	£1,039.58

The current Rateable Value for the pub is £12,500. For the cottages it is £1,300 and £1,925 for the one bedroom and two-bedroom units respectively.

## Value Added Tax

VAT may be charged at the prevailing rate.

## Costs

Each party will be responsible for their own legal costs.

## EPC Rating

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

