



The Blacksmiths Arms Inn

High Street, Cloughton, Scarborough, North Yorkshire, YO13 0AE

Tenure: Leasehold

Price: £90,000

Ref: 96298

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- North Yorkshire village close to Scarborough
- Detached 18th century pub and restaurant
- Three internal trade areas and basement cellar
- Eleven well-presented en suite letting bedrooms
- Large car park and customer decking area
- Established business – same operators since 1979

Location

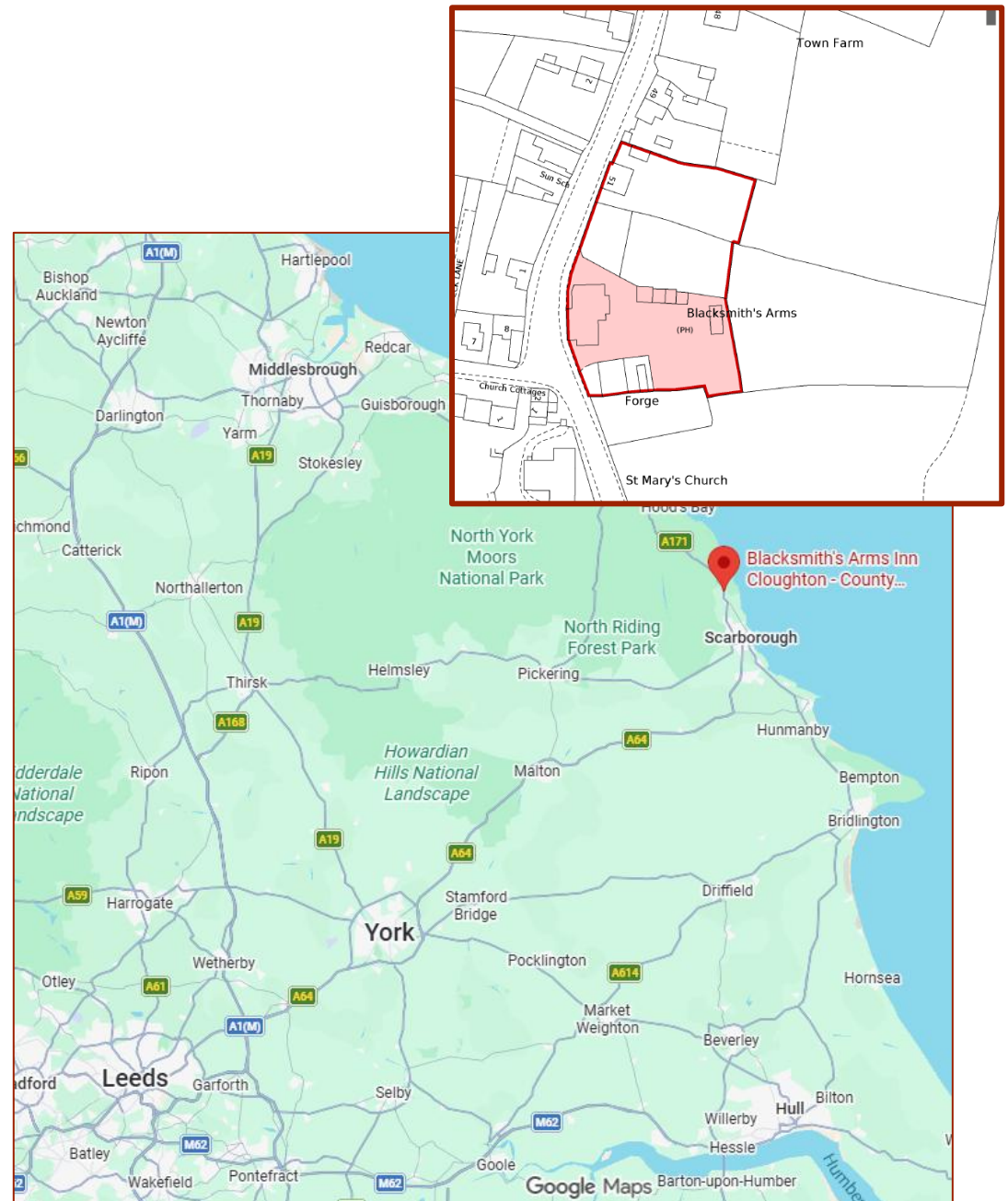
The Blacksmiths Arms is situated in the North Yorkshire village of Cloughton. The village is located on the A171, 4.6 miles north of Scarborough and 14.8 miles south of Whitby.

Cloughton benefits from regular bus services between Middlesbrough and Scarborough. The nearest rail service can be found at Scarborough Station which is the eastern terminus for the TransPennine Express route to Manchester Victoria as well as the northern terminus for Yorkshire Coast Line trains between Hull and Scarborough.

Cloughton is home to a church dedicated to St Mary and The Blacksmiths Arms Inn, both of which are Grade II listed. The nearby towns of Scarborough and Whitby provide everyday amenities.

The Property

The Blacksmiths Arms is purported to have been built in the mid 1700s and occupies a two-storey, detached, Grade II listed, stone building under a pitched slate roof. The property benefits from being located on the High Street in the centre of the village.



Trade Areas

Accessed via the car park is the REAR ENTRANCE PORCH which leads into the BACK BAR which has seating for 28, carpet flooring, wooden bar servery, darts oche and stone fireplace with inset electric imitation log burner. LOUNGE BAR with seating for 20, carpet flooring, open stone fireplace and wooden main bar servery. Behind the bar servery is the hatch down to the open plan BASEMENT CELLAR which benefits from an external barrel drop. DINING ROOM with seating for 30, carpet flooring and stone fireplace with inset electric imitation log burner. INNER HALL with access to LADIES' and GENTLEMEN'S TOILETS, SPIRIT STORE and store cupboard. Fully-fitted COMMERCIAL KITCHEN with entry to a PREP ROOM/FRIDGE STORE/OFFICE and a UTILITY ROOM. A second INNER HALL provides access to a STAFF TOILET and stairs to the first floor.



First Floor Letting Accommodation

ROOM 1: DOUBLE BEDROOM with BATH EN SUITE
ROOM 2: DOUBLE BEDROOM with SHOWER EN SUITE
ROOM 3: DOUBLE BEDROOM with BATH EN SUITE
ROOM 4: DOUBLE BEDROOM with SHOWER EN SUITE
ROOM 5: DOUBLE BEDROOM with BATH EN SUITE
ROOM 6: KING SIZED BEDROOM with BATH EN SUITE
ROOM 7: KING SIZED BEDROOM with BATH EN SUITE
METER CUPBOARD and TWO STORE CUPBOARDS.

Detached Letting Accommodation

Housed in a single storey, stone-built building with a pantile roof, the accommodation comprises:

ROOM 8: TWIN BEDROOM with BATH EN SUITE
ROOM 9: DOUBLE BEDROOM with SHOWER EN SUITE
ROOM 10: TWIN BEDROOM with SHOWER EN SUITE
ROOM 11: DOUBLE BEDROOM with SHOWER EN SUITE









External

Rear, dual access CAR PARK with space for 30 vehicles. Rear DECKING AREA with seating for 20. A detached, single storey, stone OUTBUILDING with pantile roof is split into three sections, all of which are utilised for storage.

The Business

Our clients have operated The Blacksmiths Arms since 1979 and are now looking to offer the lease to the market in order to retire. During their time at the property, they have established a profitable business which is renowned for its comfortable letting bedrooms. These are regularly frequented by contractors, holidaymakers and those visiting the nearby golf courses. The kitchen provides a 'British Classics' food menu. The business is operated day-to-day by our clients alongside three full time and six part time staff members. In May 2010, the property proudly hosted Queen Elizabeth II.



The premises is popular with destination diners and local drinkers, including members of a nearby bowls club. Quizzes, charity fundraisers, birthday parties and wakes also take place within the venue. Although the property currently has no dedicated on-site private accommodation, the opportunity to convert one of the many letting bedrooms could be a viable option.

It is our understanding that the annual net turnover ended 31 July 2023 stood at £485,002, resulting in a net profit of £72,048 and an adjusted net profit of £77,839. Further accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion.

Tenure & Price

LEASEHOLD Premium: £90,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Blacksmiths Arms Inn is held on a full repairing and insuring lease from the Duchy of Lancaster which expires in 2034. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £38,000 per annum, paid monthly in advance, subject to five yearly rent reviews at open market assessment (the next being due in 2029). An incoming party will be required to provide a rental deposit to the Landlord of three months’ rent in advance. The lease is free-of-all trade ties. VAT will be payable on the premium and rental payments; purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

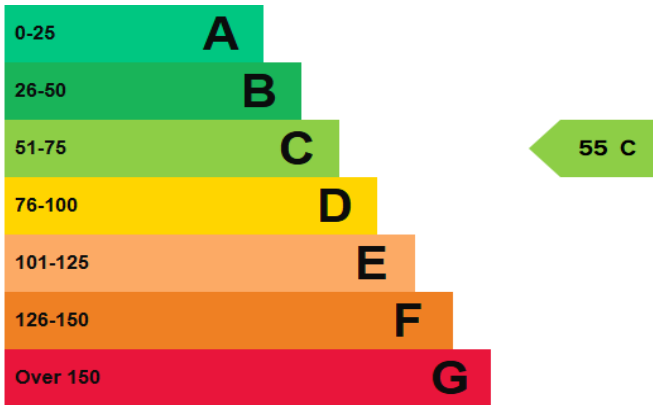
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:
Sunday to Thursday: 10:00 – 01:00
Friday and Saturday: 10:00 – 02:00

Services

All mains services are connected. The property benefits from both fire and intruder alarms.
Rateable Value: £24,000 from 1st April 2026 for the public house and £4,100 for the letting accommodation.
Local Authority: North Yorkshire Council.







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