



East Riding & East House

St Hildas Street, Sherburn, Malton, Yorkshire YO17 8PG

Tenure: Freehold

Price: £595,000

Ref: 96084

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

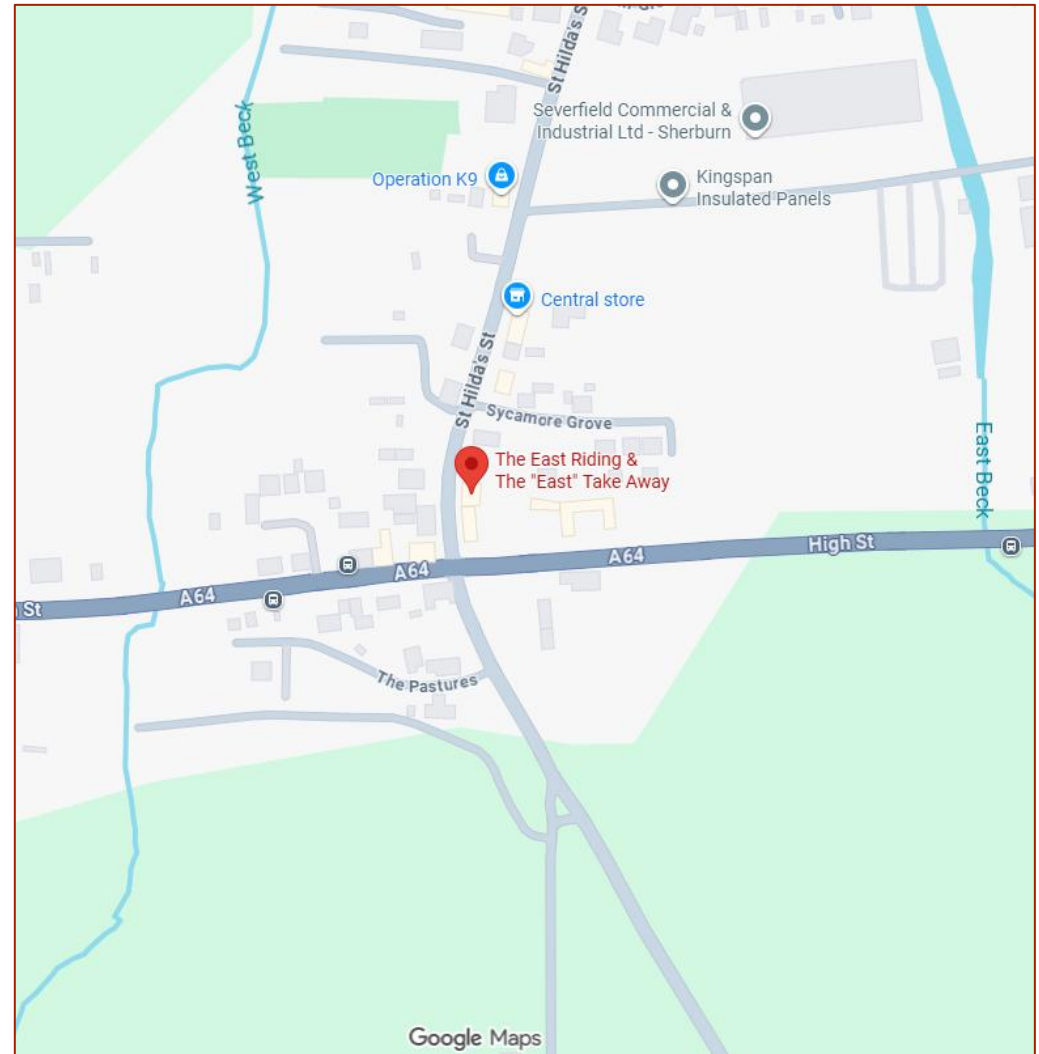
- Village pub
- Two trade areas
- Spacious owners' accommodation above pub
- Newly built two-bedroom cottage
- Planning permission for letting rooms
- Pub rental income of £24,000 per annum

Location

Sherburn is a village in the Ryedale district of North Yorkshire, equidistant between Malton and Scarborough. Located on the A64 between York and Scarborough on the south side of the Vale of Pickering, Sherburn is immediately north of the popular Yorkshire Wolds and close to the Centenary Way long distance footpath.

The Property

The East Riding occupies a prominent position in the centre of the village. The pub was built in the mid-19th century and is of brick construction with a pitched pantile roof. The two-bedroom cottage was completed in 2023 and built to a high specification.



Trade Areas

GROUND FLOOR

The entrance to the property is at the centre of the building, accessed from St Hilda's Street. An INTERNAL LOBBY leads into the OPEN PLAN MAIN BAR. This room has an area with a wooden floor and a pool table; the remainder of the space is carpeted, save for a wooden skirt around the CENTRAL BAR SERVERY.

The main bar has traditional bar furnishings of tables, chairs and stools. A rear hallway leads into the CONSERVATORY. The conservatory is furnished in the same style and design as the main bar and has double doors providing access to the rear car park.

Off the rear hallway are the LADIES' and GENTLEMEN'S toilets.

The BEER CELLAR is located on the ground floor and is complete with beer raising and cellar cooling equipment.

The COMMERCIAL KITCHEN is situated to the rear of the conservatory and is equipped to a professional standard. The kitchen is currently used to prepare dishes for the takeaway.

FIRST FLOOR

A large FUNCTION ROOM is located at the rear of the pub on the first floor.

Owners' Accommodation

The owners' accommodation is located on the first floor and in the attic space. It briefly comprises four bedrooms, a living room, a kitchen and a bathroom.





Cottage

Located at the rear of the car park is a newly built, two-storey cottage which comprises:

Ground floor: Spacious LOUNGE with a modern, open plan KITCHEN. The ground floor has underfloor heating and bi-fold doors leading from the kitchen to the large rear GARDEN.

First floor: Two spacious DOUBLE BEDROOMS, each with an EN SUITE BATHROOM and fitted storage units.

The cottage has private parking for three cars and a large double garage

External

The entrance to the car park is to the side of the property and is gated to provide security.

Planning Permission

Ryedale District Council has approved the change of use of the existing first floor function room to form 3 double letting rooms, each with an en suite.

The Business

The pub is currently let on a traditional commercial, full repair and insuring lease for ten years (from 25th January 2024) and generates an income of £24,000 per year. There is the possibility of vacant possession via separate negotiation.

The cottage is offered with vacant possession.

Note: the pub is available to purchase separately from the two-bedroom cottage at an asking price of £350,000.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.







Tenure & Price

FREEHOLD £595,000 to include fixtures and fittings. Stock at valuation in addition.

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Licences

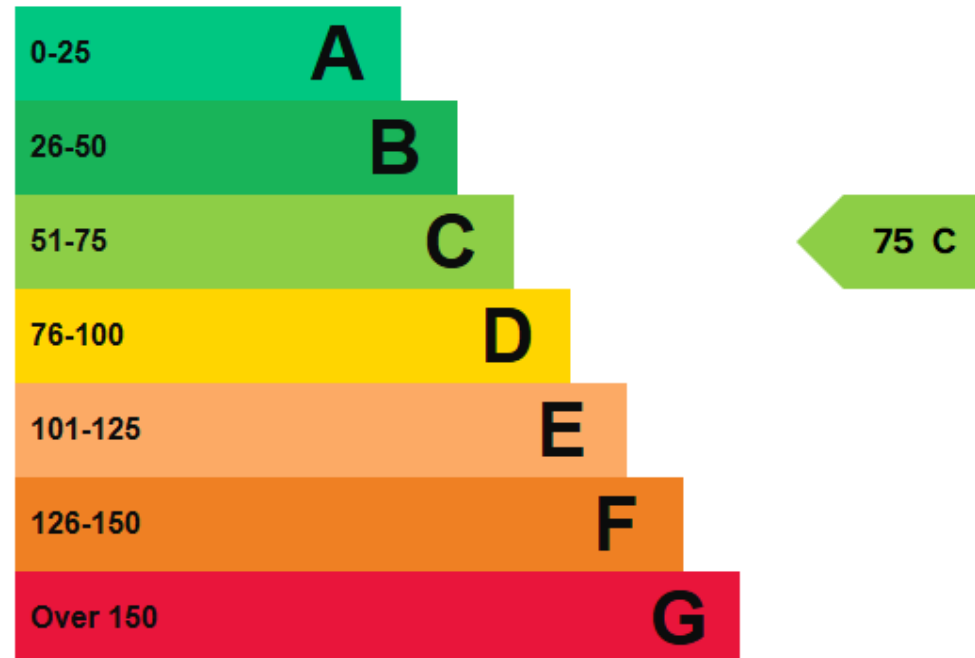
A Premises Licence is held.

Services

Mains electricity, water and drainage are connected. Bottled gas and LPG.

Rateable Value: £1,500.

Local Authority: Ryedale District Council.





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