



The Horseshoe

Long Street, Easingwold, York, YO61 3JB

- Popular market town public house
- 100% wet led
- Prominent roadside location
- Car park to rear
- Outside drinking area
- Two bedroom owners accommodation
- Possible change of use subject to Planning
- Currently closed

Freehold | £310,000



LOCATION

The Horseshoe occupies a prominent roadside location in the Georgian market town of Easingwold. The town is located close to the A19 and approximately 12 miles north of York. Easingwold is a popular town with large residential areas and a selection of local amenities. The Horseshoe operated as a traditional public house 100% wet led and used to enjoy various pool teams, dart teams and poker teams when it was open.

The property is brick built with a pitched roof, tiled covering and a small section of flat roof to the rear. The Horseshoe is an end of link property with good access to roadside parking together with its own car park to the rear of the property.

TRADE AREAS

The pub is open plan with a generous size LOUNGE AREA with covers for around 28, a games area which used to house a pool table and dartboard, has covers for 14. Separate GAMES ROOM which houses a pool table. The bar runs along the rear of the room and gives access to the KITCHEN and LADIES and GENTLEMEN'S TOILETS and a smoking yard.

Ground floor CELLAR accessed from the bar serving area.

OWNERS ACCOMMODATION

The accommodation briefly comprises of TWO DOUBLE BEDROOMS, LOUNGE, KITCHEN and BATHROOM.

EXTERNAL

To the rear of the pub is a large smoking shelter area and workshop space currently used as storage which could potentially be made into an external bar. CAR PARK for 8+ vehicles and various other small outhouses, all used as storage.

THE BUSINESS

The business closed in the lock down for Covid-19 and has not reopened due to the owner now looking to retire. The accounts show an average turnover of £175,000 averaged over the last three years. The pub is 100% wet led and the opportunity to introduce food is there and it would show within the figures. The owner has also stated that the pub would be an ideal premises potentially for a change of use subject to planning approval.

TENURE & PRICE

FREEHOLD £310,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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

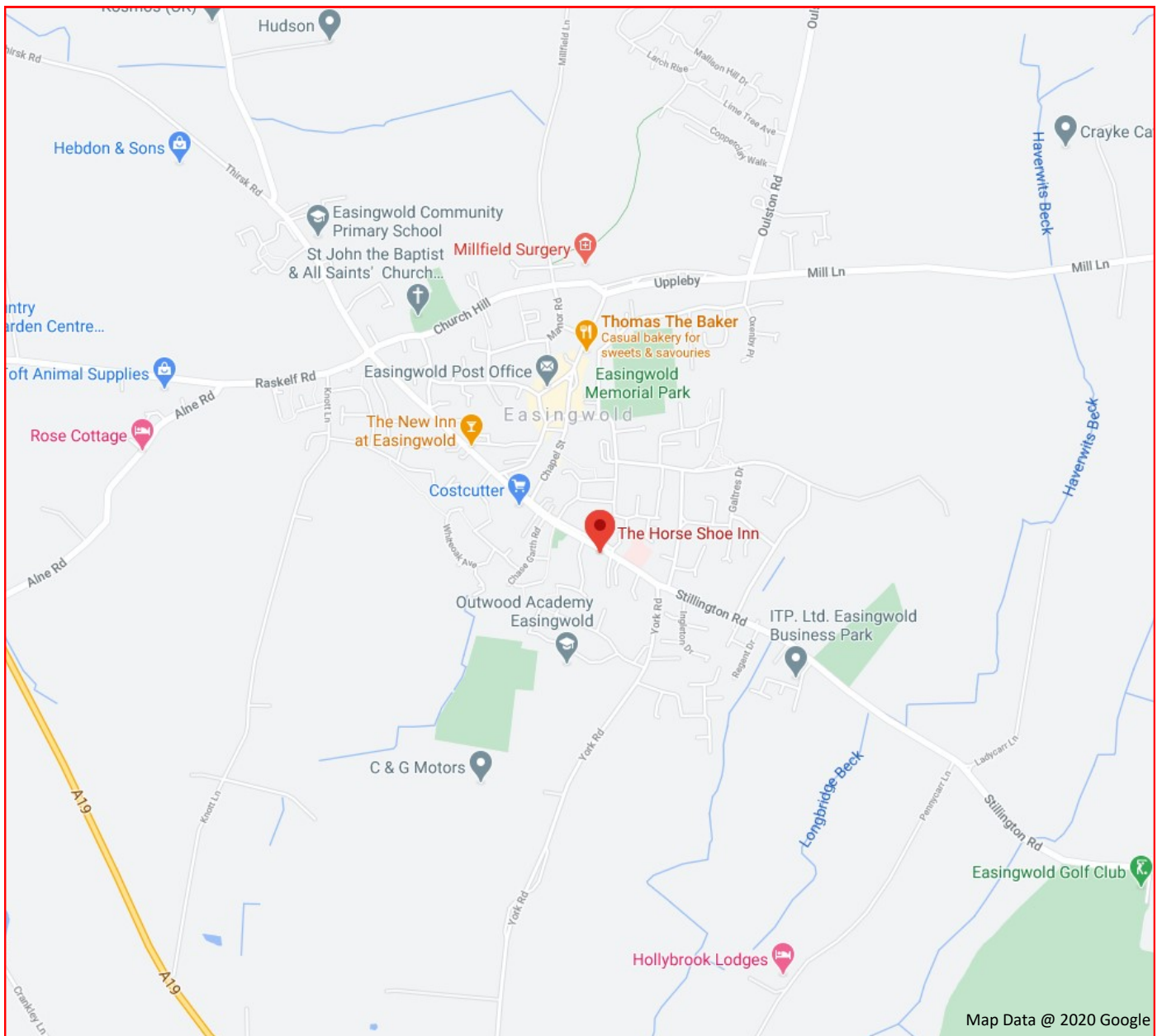
LICENCE

A Premises Licence is held for the hours of 11.00 am until 12.30 am Monday to Thursday, 11.00 am until 1.30 am Friday, Saturday and Sunday.

SERVICES

Mains electric, gas, water and drainage.
CCTV covering the trading areas .





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

64

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

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