



DERWENT ARMS

Osbaldwick, York, North Yorkshire, YO10 3NP

Leasehold £60,000

Ref: 91529

- Village location
- Detached Georgian building
- Two trade areas
- Three bedroom private accommodation
- Large beer garden
- T/O £377,000 per annum

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SP Sidney
Phillips



LOCATION

The Derwent Arms is at the heart of Osbaldwick village, a popular suburb 2 miles east of York City Centre. Being just inside York's A64 outer ring road, the commutability of the area has made Osbaldwick a popular place to live. The East Campus of the University of York is situated nearby.

Predominantly accessed via the A64 trunk road, Osbaldwick lies at the convergence of a number of arterial roads running feeding traffic from Scarborough, Bridlington and Hull into York.

The property is a detached Georgian public house built in 1823 situated in a beautiful conservation area. This two-storey property is Grade II listed and is understood to date from the mid-18th Century. It is of brick construction under a pitched slate roof and boasts attractive Doric door frontage with canted bay windows.

The property briefly comprises:-

TRADE AREAS

Entrance from front of property into MAIN BAR. This trade area retains plenty of charm and character, housing a fireplace with log burner, central bar servery and seating for 65.

To the right is a SECOND BAR AREA having a comfortable and cosy feel and further seating for 30. The room has a full bar servery, log burner and large TV.

GENTLEMAN'S, LADIES and DISABLED WC's adjacent.

Fully equipped CATERING KITCHEN and various cold and dry store rooms offset. In addition there is a WASHING ROOM with a washing machine and tumble dryer.

OWNERS ACCOMMODATION

Located a first floor level there is a spacious private owner's accommodation comprising THREE DOUBLE BEDROOMS, KITCHEN, STUDY, BATHROOM and spacious LIVING ROOM.

EXTERNAL

To the side of the property is a tarmac CAR PARK for approximately 30 vehicles, with GARAGE offset. The garage is currently used for storage however has the potential to become a function room to supplement the existing trade areas (SSTP).

To the rear is a large outside SEATING AREA for 80, which is popular in the warmer months.

In addition there is a large FIELD which is currently rent out to visiting caravans, providing an additional income stream throughout the year.

Furthermore there is an additional owner's PRIVATE GARDEN.

THE BUSINESS

Our client has owned and operated the Derwent Arms for over 17 years, and only seeks to sell the lease due to retirement.

The pub has good community support, being home to a "Tug of War" team which holds an annual tournament in the field with people coming from all over the country to attend, as well as popular evening events such as a quiz, dominos, curry night and live music on a Saturday. It is a very popular pub with locals and visiting tourists, many of whom return year after year.

The business generates a net turnover in the region of £377,000 per annum with a good net profit. Currently trade is split approximately 60% to wet sales and 40% to dry sales. Sales are increasing year on year. Further accounting details are available to all interested parties after a formal viewing.

We are of the opinion that the business has potential to increase turnover and expand into catering for events with the possibility of converting the garage into a function room.



TENURE & PRICE

LEASEHOLD £60,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from Star Pubs and Bars, with a remaining term of 8 years. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently at £44,470 plus VAT per annum paid weekly in advance, subject to five yearly rent reviews. The lease is of partial tie, tied on draught beers, free-of-tie on wines, spirits, minerals and bottled beers.

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

LICENCE

Licensing Hours:

Monday to Saturday 1:200 to 00:00

Sunday 12:00 to 23:30

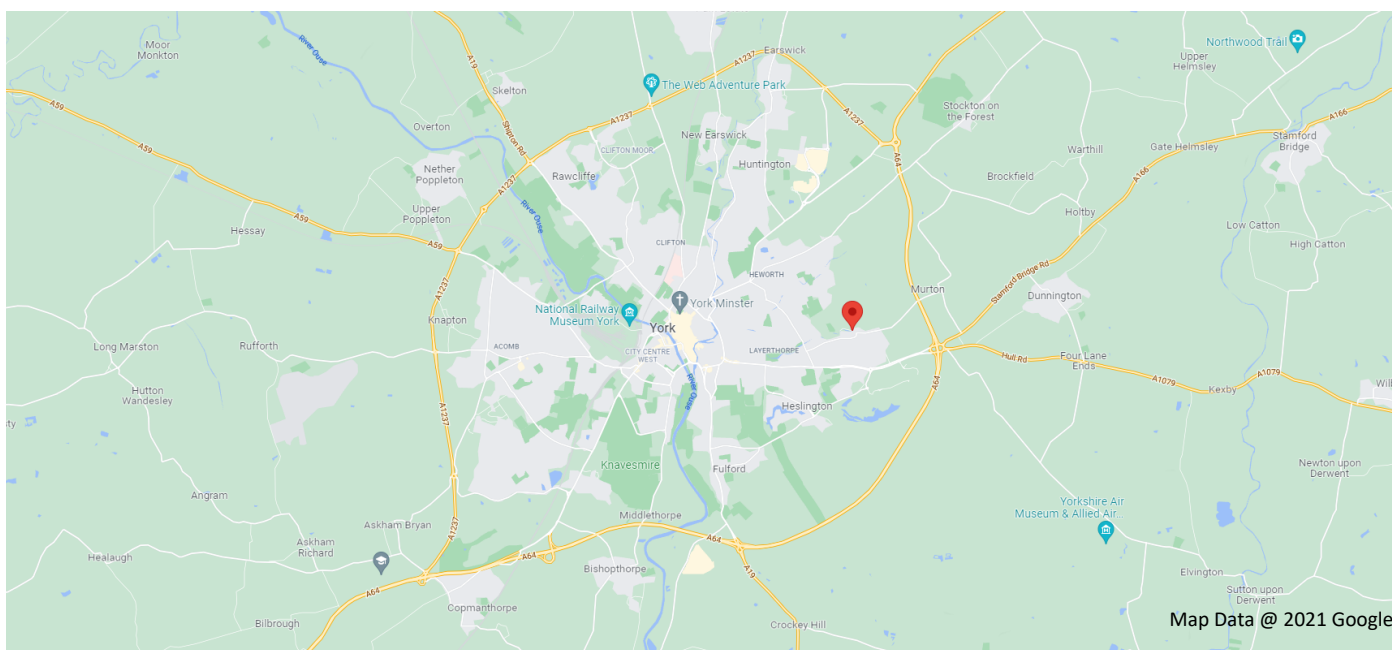
SERVICES

Gas and electric are connected

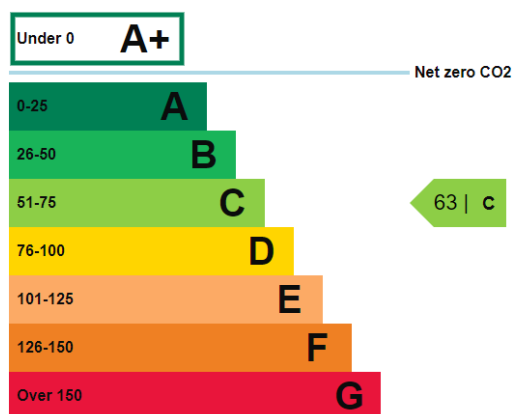
Rateable Value: £25,000

Local Authority: City of York Council

01904 551550



This property's current energy rating is C.



BUSINESS MORTGAGES

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EPC Reference: 9193-3057-0785-0600-6091

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