



Comus Inn

Selby Road, Camblesforth, Selby, Yorkshire, YO8 8HR

Leasehold Nil Premium

- Village location
- Detached property on a large plot
- Two trade areas and restaurant
- Four bedroom owners accommodation
- Space to create outside eating area, kids play area and ample parking
- Six en suite lettings rooms

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LOCATION

The Comus Inn is situated in the village of Camblesforth, close to the market town of Selby. It lies approximately 5 miles south of Selby and 7 miles west of Goole. This picturesque area of North Yorkshire is a popular residence for those working in and around Selby as well as the cities of York and Leeds. The area is undergoing vast amounts of residential development on the fringes of the major towns and Selby is the fastest growing town in the UK.

Camblesforth is easily accessed via the A1041 and M62 which provide fast road access to the Hull, York and Leeds.

The Comus Inn occupies a character two-storey character detached public house of brick construction under a pitched tile roof with a large single storey extensions to the rear. The property was closed due to the current pandemic and well invested in during this time. It has been extended to increase capacity four-fold and is presented to a high standard throughout.

TRADE AREAS

Front entrance to the MAIN BAR area and casual DINING AREA(60). This split trade space is presented with a combination of wood effect ceramic tiles, Yorkshire stone and quarry tiles, exposed brickwork, low level wood panelling and feature seating tables.

The casual dining area is divided in two with a number a tables chairs on one side and a comfy seating area with arm chairs and Sofas. Main bar area is set back from and deigned to be used as a quiet drinking area with a pool table.

Offset are GENTLEMANS WC's and LADIES WC's.

MAIN DINING AREA, this newly extended part of the building holds approximate seating for 150 guests. This area could be used for a more formal dining room or would work well as a function room. This area also has its own WC's and entrance, however can also be accessed from the main building.

Leading through the property is access to a WASH UP AREA with commercial dishwasher. Offset is the TRADE KITCHEN equipped with a state of the art extraction unit and range of commercial kitchen units. Leading from the kitchen is a large storage area with a garage door, which is great for large deliveries. There is also a walk-in cold store, utility area and staff facilities.



OWNERS ACCOMMODATION

Comprising LOUNGE, FOUR DOUBLE BEDROOMS, GALLEY KITCHEN and TWO BATHROOMS. This could also be used as letting rooms to create an even greater income.

LETTING ACCOMMODATION

Six en-suite rooms, all newly refurbished to a high standard including 6ft beds. Currently taking £1000 per week which will increase as we come in to the busy period.

EXTERNAL

To the side of the property there is a large CAR PARK with space for 40-50 vehicles.

With the building surrounded by grounds there is potential to utilise this space and create seated trade areas for diner and drinkers during the warmer months. There is also a children's play area to the rear of the site which is a great attraction for summer trade.

THE BUSINESS

Our clients have owned and operated the Comus Inn for 20 years and during this time have taken a run of the mill village pub and transformed it into a destination food led business which also benefits from a core local drinking trade.

Pre-covid net turnover stood at approximately £450,000 generating good net profits. The earning potential has been greatly increased due to the refurbishment, significant extension and the addition of the lettings rooms, which is yet to filter through to the trade accounts.

The Comus Inn would suit an experienced operator who could continue to drive the business by sourcing additional income from the large number of developments in the area. The business could also suit a multiple operator with an established management style to instil.

LICENCE

Sunday to Thursday 06:00-01:00

Friday and Saturday 06:00-02:00

SERVICES

All mains services are connected.

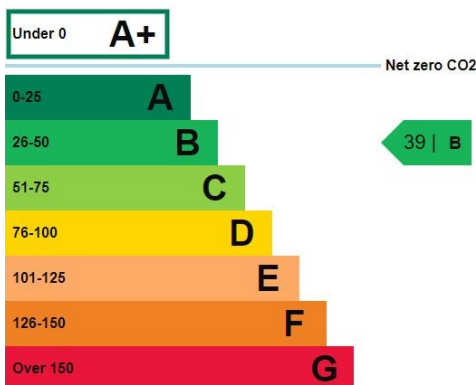
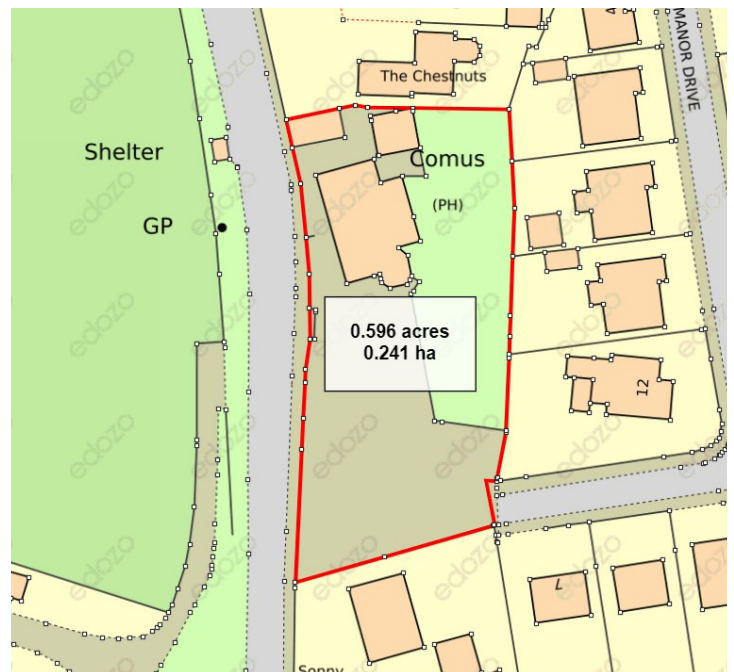
Local Authority: Selby District Council

Rateable Value: £8,725



LEASEHOLD	Nil Premium to include fixtures & fittings.
TERM	For a term of 6 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's rent in advance
RENT	To be confirmed upon application
RENT REVIEW	Rent review to be agreed upon offer
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will be payable on the Premium and rental payments.

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



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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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