



Storehouse Bar & Eatery

The Warehouse, Blossomgate, Ripon, North Yorkshire, HG4 2AJ

Tenure: Leasehold

Price: £45,000

Ref: 96315

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Desirable location in Yorkshire city centre
- Two-storey, high quality bar and lounge
- Two open-plan internal trade areas (100)
- Front trade patio (36) and off-road parking
- Dedicated trade kitchen and ground floor cellar
- Profitable business – same operators since 2019

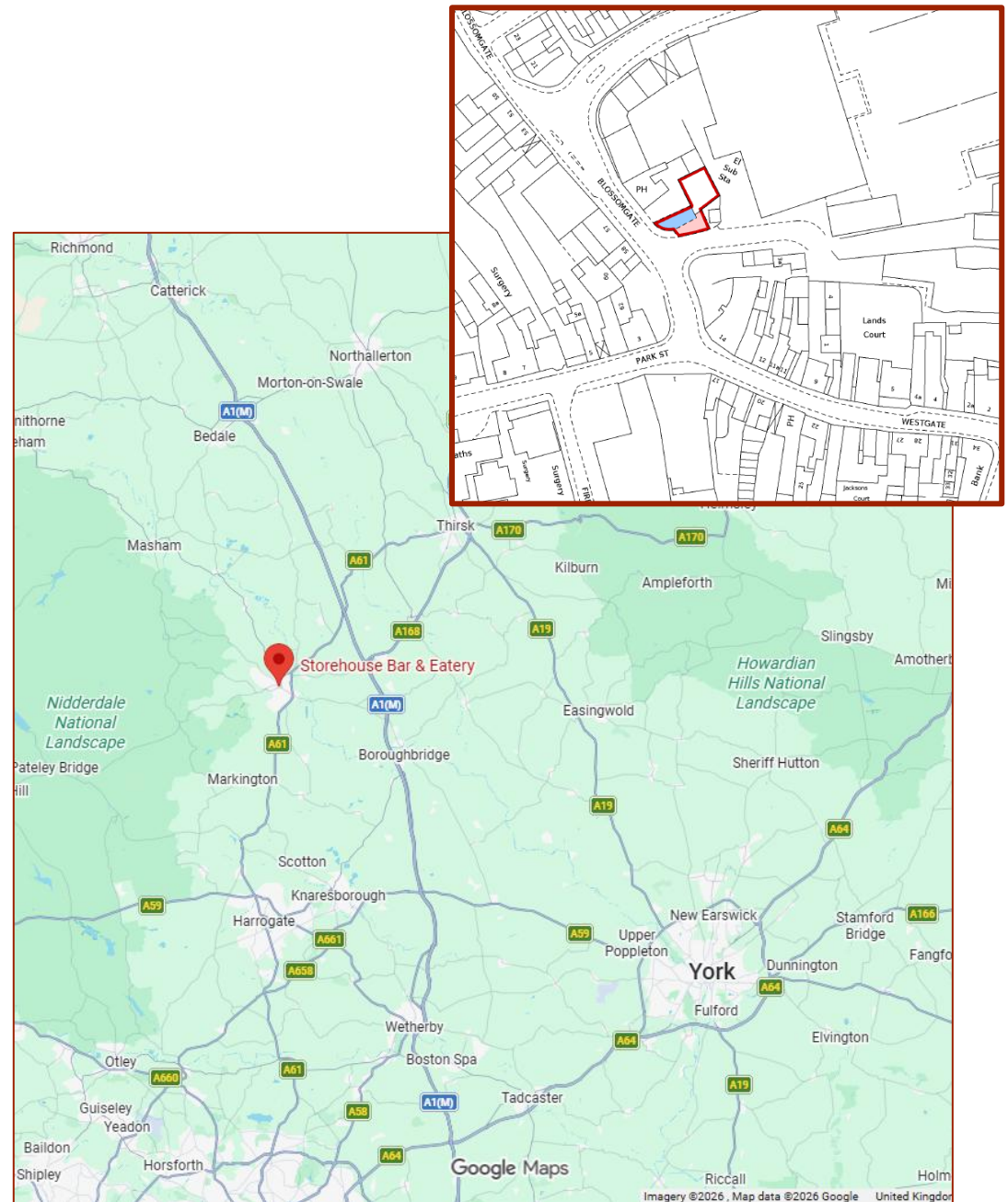
Location

The Storehouse Bar & Eatery is situated in the popular North Yorkshire cathedral city of Ripon, located 26.5 miles northwest of York, 14 miles north of Harrogate and 4 miles west of the A1 motorway which connects London, the capital of England in the south, to Edinburgh, the capital of Scotland in the north. According to the 2021 census, the city has a population of 16,601.

Ripon benefits from a plethora of amenities and landmarks which include its own UNESCO World Heritage Site comprising a 12th century Cistercian abbey within a Georgian water garden and the 7th century Ripon Cathedral which is dedicated to St Peter and St Wilfrid. A number of fuel stations, supermarkets and retail stores can also be found within the city.

The Property

The Storehouse Bar & Eatery occupies a two storey, detached, brick building under a pitched pantile roof, which was formerly utilised as a warehouse. The property benefits from being located on Blossomgate, only a short walk from the city centre.



Trade Areas

GROUND FLOOR

Entry from the trade patio which leads into the open-plan TRADE AREA with seating for 40, exposed feature brick walls, multi-fuel burner, carpet flooring, staircase to the first floor, entry to the CATERING KITCHEN, communal TOILET and open-plan CELLAR/BOTTLE STORE.

FIRST FLOOR

MAIN BAR with seating for 60, bar servery with brass countertop, exposed feature brick walls, wooden flooring, entry to an INNER HALL which has access to a loft, LADIES' and GENTLEMEN'S TOILETS and a PRIVATE OFFICE.

External

Front TRADE PATIO with bench seating for 36. Off-road PARKING for one vehicle. Enclosed SERVICE YARD/BIN STORE.

The Business

The Storehouse Bar & Eatery has been operated by our clients since 2019, trading as a neighbourhood bar and lounge, renowned for its range of cask and draught beers, carefully selected wines, cocktails and informal food offering which includes hand-stretched pizzas and charcuterie. The business also hosts a variety of events such as live music gigs, comedy evenings and private functions.

The business is currently operated by our clients alongside six part time members of staff. There is the opportunity to increase trade by extending the business's limited open hours, which are currently as follows:

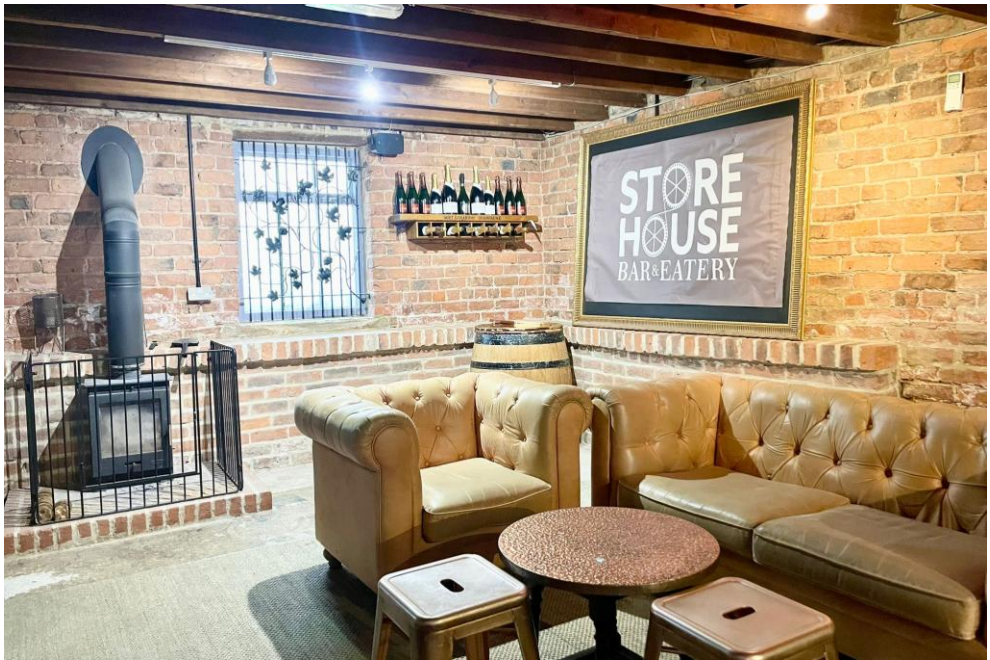




Monday & Tuesday: Closed
 Wednesday & Thursday: 17:00 – 23:00
 Friday: 17:00 – 24:00
 Saturday: 12:00 – 24:00
 Sunday: 14:00 – 21:00

It is our understanding that the annual net turnover ended 31 March 2024 is £330,363, resulting in a net profit of £6,265 and an adjusted net profit/EBITDA of £48,992. The trade split is 80/20 in favour of wet sales. 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 £45,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Storehouse Bar & Eatery is held on a full repairing and insuring lease from a private individual which expires in 2029. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £28,000 per annum, paid monthly in advance. There are no rent reviews within the term. 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 not be payable on the premium and rental payments. We are advised that the Landlord is willing to provide a new, longer-term lease at an ingoing purchaser's request.

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

Licences

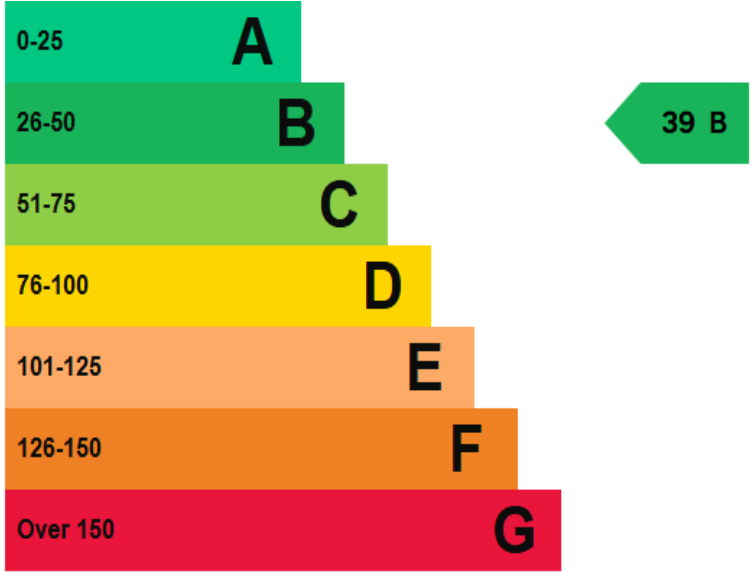
A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 11:00 – 00:00.

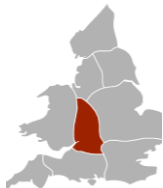
Services

Mains electricity, water and drainage are connected. Cooking and heating via electricity. Log burners. The property benefits from both fire and intruder alarms.

Rateable Value: £11,500 from 1st April 2026.

Local Authority: North Yorkshire Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.