



Black Swan Inn

Main Street, Wetwang, Driffield, Yorkshire, YO25 9XJ

Freehold £295,000

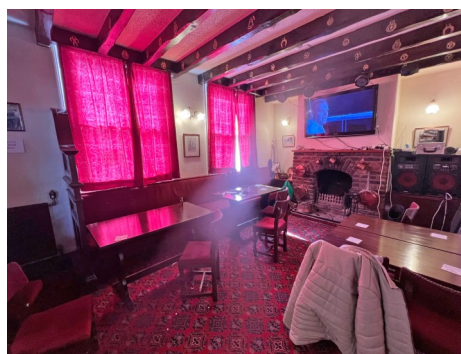
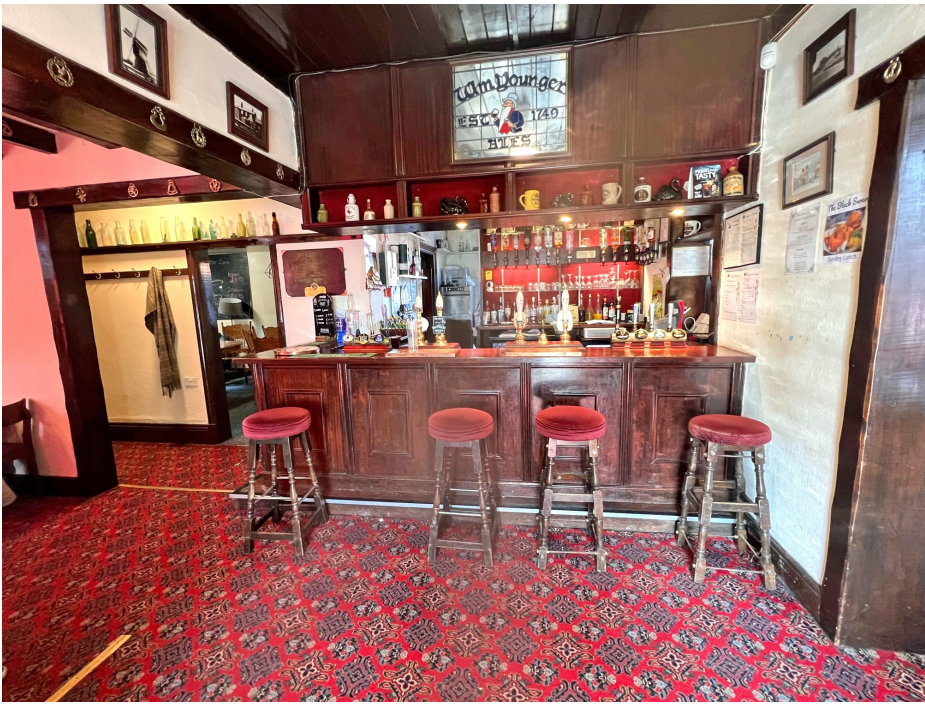
- Village Centre Location
- Detached period property
- Two trade areas
- Three bedroom owners accommodation on the first floor
- Large beer garden and parking to the rear
- Excellent passing trade and very popular with local community

Ref: 91852

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SP **Sidney
Phillips**



LOCATION

The village of Wetwang was originally known for its black swans and from which this pub is named. It is situated on the main road through this affluent and picturesque village close to Driffield. Wetwang is a part of the Yorkshire Wolds which are low hills in the counties of the East Riding of Yorkshire and North Yorkshire in north-eastern England creating an abundance of passing trade through the village with tourists and day trippers. Along with visitors to the village itself, Wetwang benefits from being situated on the main route from York to Bridlington, increasing passing trade to the pub.

The Black Swan is a wonderful period pub with open fireplaces, cosy snugs, period features, beer garden and parking to the rear. This pub has the potential to become an extremely popular destination for local tourists and passing trade.

TRADE AREAS

MAIN BAR area, with a wealth of original features and a charming ambience throughout. Adjacent is the snug seating area for those just in for a quiet drink or a bite to eat. To the front left and right of the main bar, is a mixture of fixed and loose seating. GAMES ROOM to the right hand side of the entrance hall, complete with full sized pool table and space for vertical drinking. DINING AREA to the left is of the main entrance hall, however, with such eclectic furniture, this could easily be transformed for entertainment or additional seating on the busy Friday and Saturday nights.

OWNERS ACCOMMODATION

Spacious THREE BEDROOM flat on the first floor of the pub, with eat-in KITCHEN and modern BATHROOM. Offered in excellent condition.

EXTERNAL

To the rear of the pub you will find an exceptionally sized BEER GARDEN with a number of picnic benches, creating space for alfresco dining or those just wanting to enjoy a drink in the sun. Furthermore, there is a CAR PARK to the rear beer garden and can be accessed directly from the beer garden, car park can easily accommodate up to twenty vehicles.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

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

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority:
East Riding Council

Rateable Value: £2,600



TENURE & PRICE

FREEHOLD £325,000 to include fixtures and fittings.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

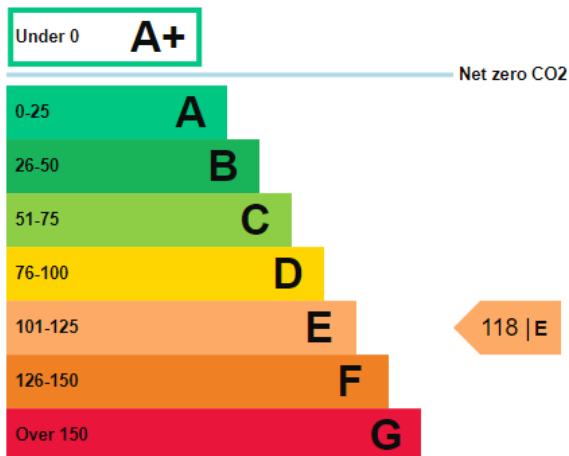
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Energy efficiency rating for this property

This property's current energy rating is E.



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