



Lord Nelson Inn

Front Street, Appleton Wiske, Northallerton, North Yorkshire DL6 2AD

Freehold £275,000

- Grade II listed village pub
- Two trade areas
- Spacious two bedroom owners' accommodation
- Permission to add letting accommodation
- Huge potential

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LOCATION

The Lord Nelson Inn is the only pub in Appleton Wiske, a small village that sits between Northallerton and Yarm in the Vale of York. The Vale of York lies between the North Yorkshire Moors to the east, the Yorkshire Dales to the west and the River Tees to the north.

The village has nearby attractions, famous country walks and a variety of holiday accommodation. The pub is a popular with locals and has the potential to increase its trade by extending its food service and opening hours.

The Lord Nelson Inn is a Grade II listed, detached public house. This two-storey property has been tastefully renovated in a style that is sympathetic to the age of the building. It is of brick construction with rendered walls, under a pitched tile roof.

The property briefly comprises:

TRADE AREAS

Entrance from the front and left into the BAR AREA (seating 30) with table seating and its own BAR SERVERY which is central to the pub and serves both trade areas. To the right of the main entrance is the LOUNGE (seating 30-40), with dining tables and chairs, and a log burning stove.

LADIES' and GENTLEMEN'S TOILETS adjacent to the BAR AREA.

The CELLAR is located at the rear of the property, at ground floor level, and is very easy to access. There is also a large storage facility to the rear.

A COMMERCIAL KITCHEN is found to the rear of the bar servery. It is in good condition and is fully equipped.

OWNERS ACCOMMODATION

Comprising:

- TWO BEDROOMS
- RECEPTION ROOM
- EAT-IN KITCHEN
- BATHROOM

The accommodation is in excellent condition.

POTENTIAL LETTING ACCOMMODATION

At the rear is an annex that has permission to be converted into a self contained letting room.

EXTERNAL

The pub looks onto a village green which, in warmer months, is very popular with customers who enjoy sitting outdoors whilst enjoying a beverage.

THE BUSINESS

Our clients have owned the property for nearly 20 years and the business has proved successful during this time. At present, the Lord Nelson Inn is operated as a lifestyle business and generates good profits. Its trade split is currently 45%/55% in favour of wet sales. We are of the opinion that turnover could be improved by extending the pub's opening hours and its food service hours.



TENURE & PRICE

FREEHOLD £275,000 to include goodwill and fixtures and fittings. 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 full Premises Licence is held.

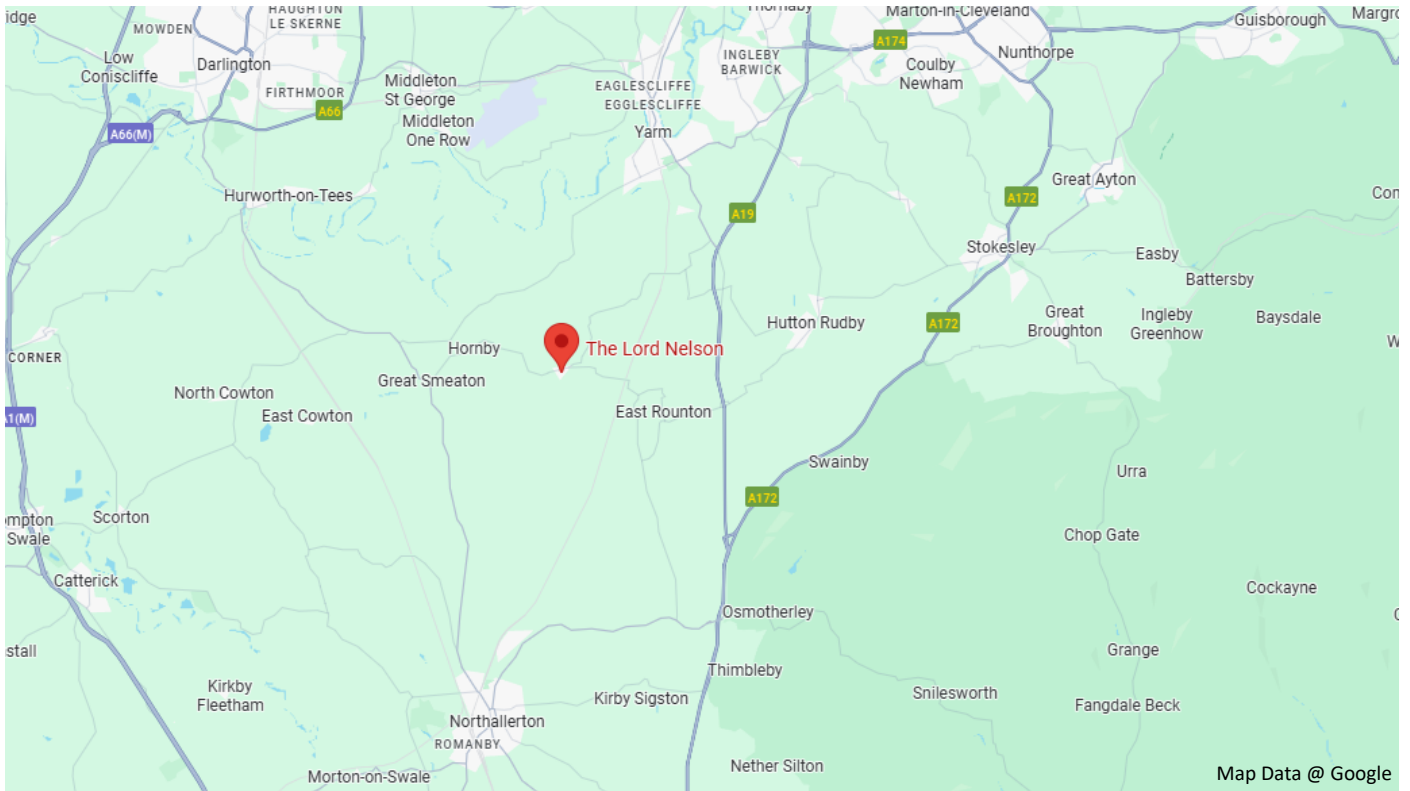
SERVICES

Mains water, electricity and drainage are connected.

Oil fired central heating.

Local Authority: Hambleton District Council

Rateable value: £5,800 as of 1st April 2026



BUSINESS MORTGAGES

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