



Plough Inn

Main Street, Wombledon, York, Yorkshire, YO62 7RW

Freehold £395,000

- Village location
- Corner plot
- Four trade areas
- Two bedroom owners accommodation
- External seating, marquee and parking
- Potential to expand

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SP Sidney
Phillips



LOCATION

Dating back as far as 1496, The Plough Inn is located just off the A170, which links Thirsk to Scarborough. The village of Wombleton is 7 miles west of Pickering and 4 miles east of Helmsley both of which are market towns. Surrounded by the beautiful North York Moors and popular tourist attractions such as Castle Howard and various market towns, like Pickering and Malton, making this a popular food destination for the local community and visitors alike all year round.

The area is also undergoing development with permission to build a number of holiday parks nearby. It is certainly an area on 'the up' and will expect the business to grow year on year.

The Plough Inn, which is Grade II listed, is an attractive and charming property understood to date back to the late 15th Century. The property is constructed with stone walls and timber framed pitched tiled roof, extended to the rear. The property retains much of its original features including Inglenook fireplace and exposed timbers.

TRADE AREAS

MAIN BAR renovated to a very high standard. This bar area is carpeted, has exposed beams and Inglenook fireplace with log burner. This area is serviced by a wooden BAR SERVERY, which is of the highest quality. Seating for 24 and access to LADIES AND GENTLEMEN'S TOILETS.

DINING ROOM, this cosy room has seating for 22, with exposed timber, feature fireplace with log burner, exposed stone walls and an access to eves storage via a staircase to side of the dining room.

PRIVATE DINING ROOM with seating for 12 people, feature fireplace and exposed brick wall. This is a very popular room for larger parties as they are in their own private space.

MARQUEE which is heated, currently has seating for 22 but can easily fit more if required.

Located to the rear of property there is a large **TRADE KITCHEN** with non-slip flooring, equipped with high quality commercial stainless steel appliances and prep counters, 'washing up' area, and **LARGE COLDSTORE** to the rear.

The Plough is serviced by a **CELLAR** with access from the side of the property.

OWNERS ACCOMMODATION

On the first floor is a spacious **TWO BEDROOM APARTMENT** presented to a high standard. It comprises **OPEN PLAN KITCHEN/LIVING ROOM**, **MASTER BEDROOM** with built in wardrobes and modern **BATHROOM**. **SECOND DOUBLE BEDROOM**.

EXTERNAL

Seating to the front of the pub for 30 guests, CAR PARK to the rear and external stone built STORAGE BUILDING.

THE BUSINESS

Operating as a freehouse, The Plough has won numerous awards including, TripAdvisor's 'Travellers Choice' Award and recognised as being in the top 10% of Restaurants in the country. Three times finalists in the Yorkshire Tourist Board's 'Yorkshire's Best Pub' awards. Also recently named as one of the top 10 pubs in the county in a recent article written by 'Welcome to Yorkshire'.

The Plough Inn is also an important part of village life with darts on a Monday and dominos on a Wednesday. This also helps with turnover during the quieter evenings of the week. The business has grown since the current owners took over and has become the 'go to' place for good quality restaurant food with a friendly atmosphere.

With a turnover of approximately £300,000 and a good net profit, there is potential to increase profit due to the introduction of new holiday parks in the area and increasing capacity. Accounts can be made available to serious parties.

TENURE & PRICE

FREEHOLD £395,000 to include fixtures, fittings and goodwill. 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.

Licensing Hours

Sunday to Thursday 12:00 - 00:00
Friday and Saturday 12:00 - 01:00

Current Pub Opening Hours

Monday 17:30-22:00
Tuesday 12:00-14:30, 17:30-22:00
Wednesday & Thursday 12:00- 14:30pm, 17:30-23:00
Friday & Saturday 12:00-00:00
Sunday 12:00-22:00

SERVICES

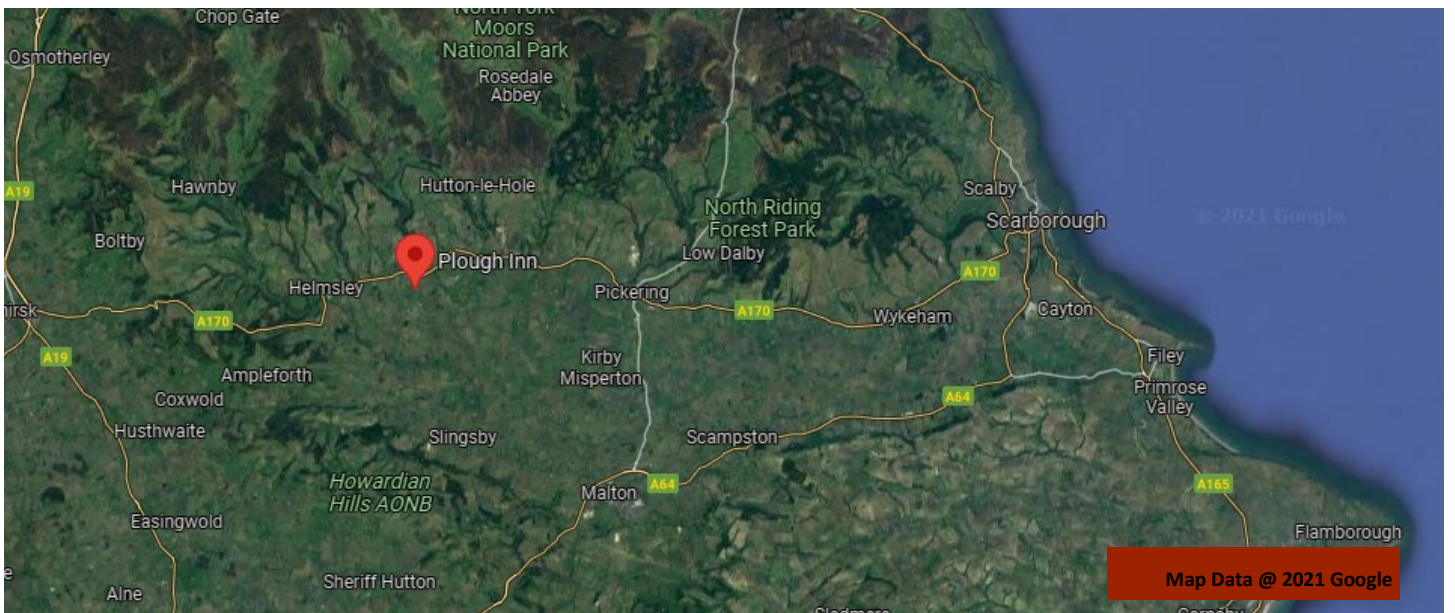
Mains gas and sewerage.

Rateable Value: £19,300

Kitchen Opening Times

Monday 17:30-20:00
Tuesday & Wednesday 12:00-14:00, 17:30-20:00
Thursday- to Saturday 12:00- 14:00, 17:30- 20:30





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