



Blackamoor Head

6 Finkle Street, Selby, North Yorkshire, YO8 4DS

Tenure: Freehold
Leasehold

Price: £350,000 plus VAT
£ 7,500 plus VAT

Ref: 95325

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

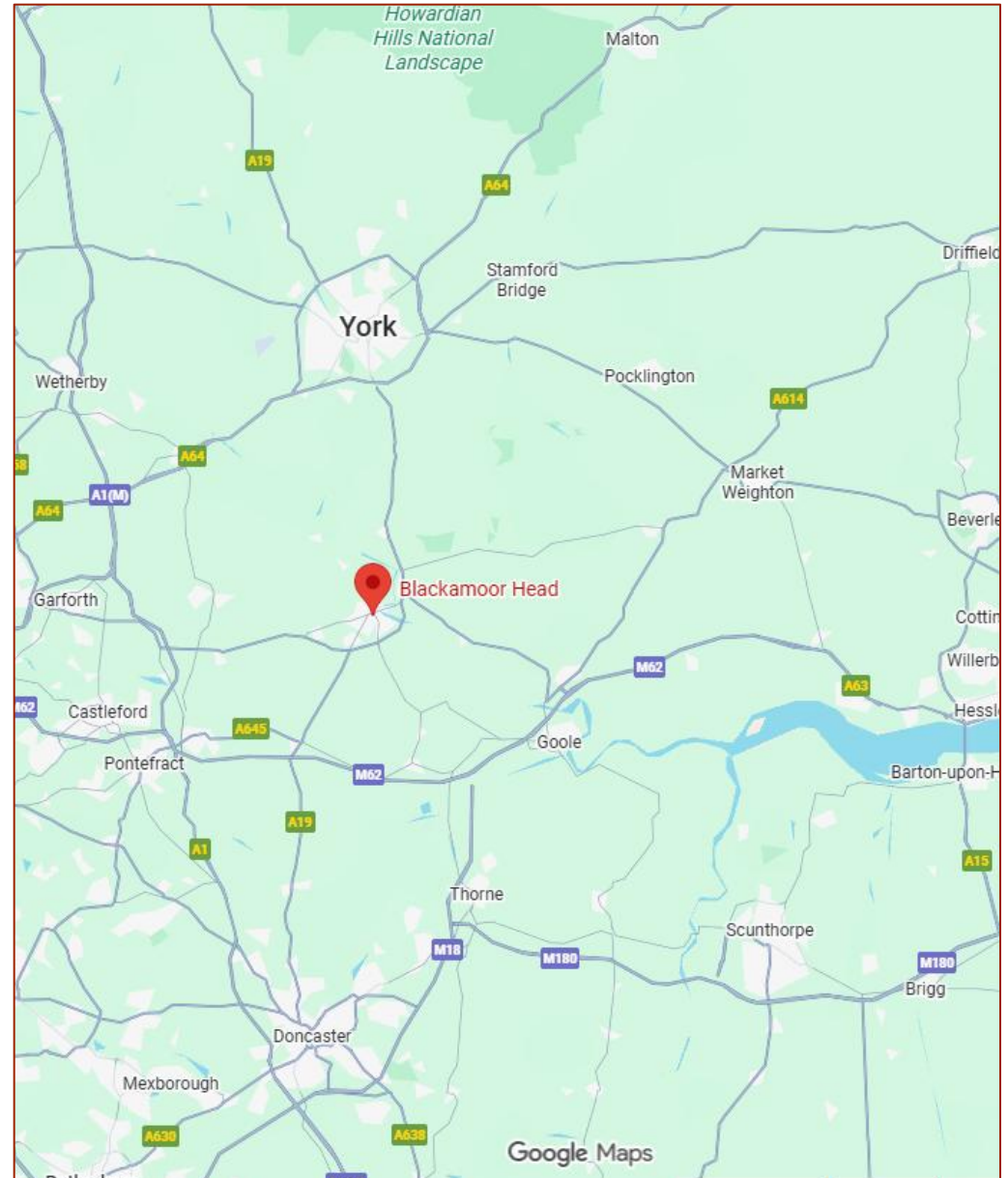
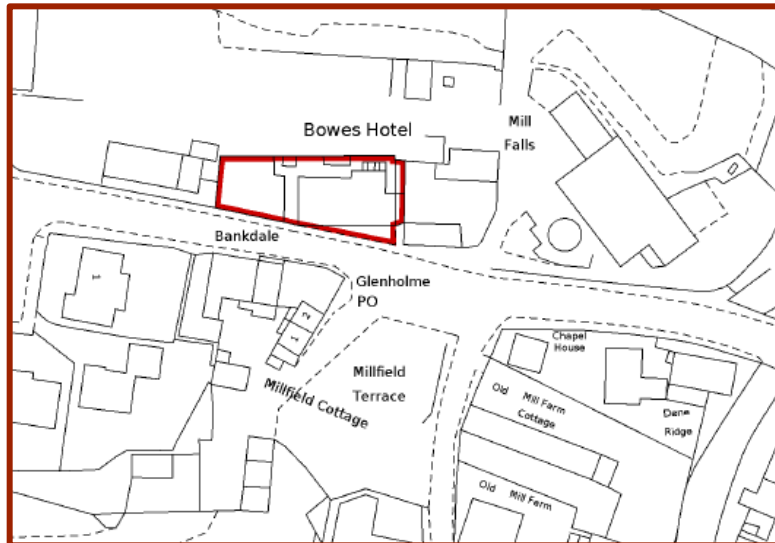
- Town centre location
- Three storey terraced property
- Three trade areas
- Ten letting bedrooms
- Rear beer garden
- Late licence – amazing potential

Location

The Blackamoor Head is situated in Selby town centre, nestled between the cities of York, Leeds, Hull and Doncaster. Selby is one of the fastest growing towns in the UK and lies approximately 15 miles south of York and 20 miles east of Leeds. It is a popular residential centre for those working in and around East Yorkshire, as well as the cities of York and Leeds. The area is undergoing vast amounts of residential and commercial development.

The Property

The Blackamoor Head occupies a three storey, character terraced building of brick construction under a pitched slate roof.



Trade Areas

MAIN BAR AREA

To the front of building is the MAIN BAR AREA with ample seating, tables, dance floor, stage and LARGE WOODEN BAR SERVERY. To the rear is a smaller bar area, currently used as a DANCE FLOOR, with DJ BOOTH, disco lighting, seating and its own small servery.

Located on the first floor is a third trade area, currently operating as a function room and serviced by its own servery. This could easily be used as a full-time trade area.

BASEMENT

The basement contains the drinks CELLAR and lots of storage.

Letting Accommodation

The first and second floors comprise 10 BEDROOMS: three DOUBLE ROOMS with EN-SUITES and seven with shared facilities (three BATHROOMS and a shared KITCHEN AREA).

There are ten letting rooms in total.

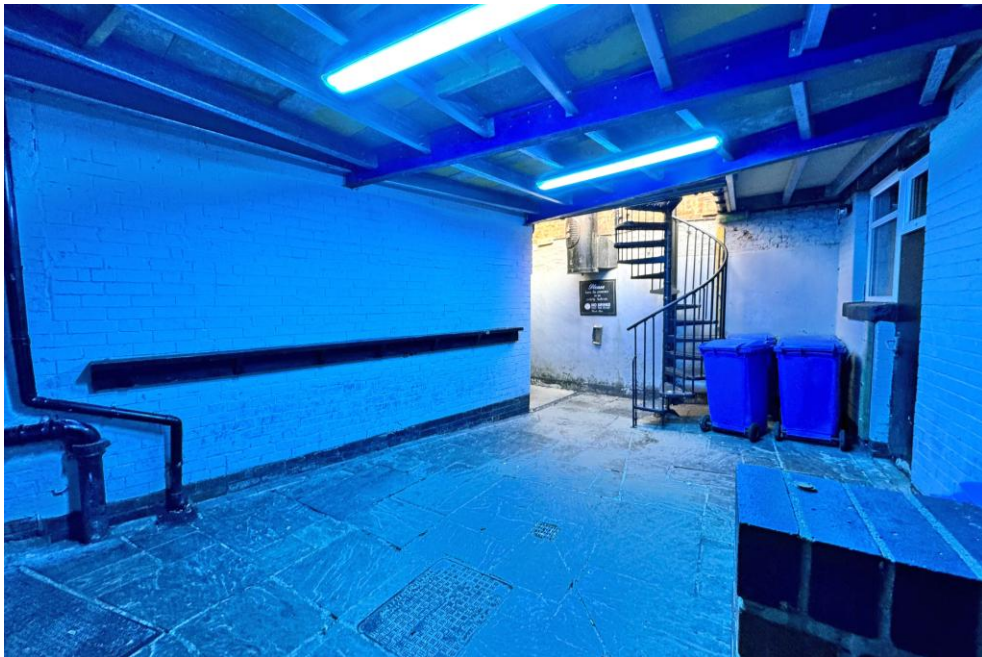
External

To the rear of the property is a large, sheltered patio/smoking area and a large first floor roof terrace located off the upstairs trade area.

The Business

The business has been hitherto let on a traditional commercial 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.





Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £51,000

Local Authority: Selby District Council



Tenure & Price

FREEHOLD £350,000 plus VAT to include fixtures and fittings.

LEASEHOLD – AS PER TABLE BELOW

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

LEASEHOLD	£7,500 plus VAT to include fixtures and fittings
TERM	Seven years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	Year 1 - £35,000 plus VAT per annum Year 2 - £40,000 plus VAT per annum Year 3 - £50,000 plus VAT per annum
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease
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	VAT will be payable on the Premium and rental payments



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Business Mortgages

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