



The Blue Post

Main Street, North Frodingham, Drifffield, East Riding of Yorkshire YO25 8LG

Freehold £300,000 Leasehold, £20,000

- Thriving East Yorkshire village
- Detached building
- Spacious living accommodation
- Main bar (48), restaurant (22) & games room (12)
- Net turnover circa £230k with 25% net profits
- New Free of tie 6 year lease
- Car park (30), trade patio (36) & private garden

Ref: 7996

01904 793333

yorkshire@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Blue Post Inn is situated in the East Yorkshire village of North Frodingham approximately 5.5 miles south-east of Driffeld, 17 miles north of Hull and 11 miles south-east of Bridlington.

The village has a population of 830 and lies in the Yorkshire Wolds with its rolling valleys and chalk hills. Magnificent unspoiled scenery, busy market towns, stunning country houses and sweeping coastline ensure that visitors return to the area year after year.

It briefly comprises the following accommodation:-

TRADE AREAS

MAIN BAR with upholstered bench seating and freestanding tables and chairs for 48. Part tiled and part carpeted floor, an open fireplace and multi burner stove. GAMES ROOM with seating for 12. LADIES AND GENTLEMEN'S TOILETS.

RESTAURANT with seating for 22, having carpeted floor. COMMERCIAL KITCHEN with extractor canopy, part tiled walls and 2 stainless steel double sinks. TWO STOREROOMS. ON LEVEL CELLAR with stainless steel sink. Stairs to first floor.

OWNERS ACCOMMODATION

First floor accommodation includes 3 DOUBLE BEDROOMS, LOUNGE, KITCHEN AND BATHROOM with shower.

EXTERNAL

CAR PARK with space for 30 vehicles. FRONT TRADE PATIO with seating for 36. Enclosed rear owners lawned garden, bin store and wooden shed.

THE BUSINESS

The vendor has owned and operated the Blue Post Inn for over 10 years and is now looking to offer the freehold or alternatively a new Lease. During his time with the property, he has created and established a profit-making business which offers a relaxed 'family friendly' atmosphere that benefits from a loyal customer base. A diverse menu, using locally sourced and fresh ingredients has led to the business being renowned for a good quality food offering. The premises have a 5 Star Hygiene Rating from the Food Standards Agency.

The business is currently operated on limited hours as a community venue with the sales split 70/30 in favour of drink. It offers an opportunity for a new operator to create a destination venue with the increase of opening hours. The business would be suitable for a first-time buyer.

It is our understanding that net turnover for the year ended 2019 was £200,000, with a net profit of circa £45,000 per annum. Further accounting detail will be made available to serious parties following a formal viewing. Post Covid takings are approximately £4,000 - £5,000 per week.

LICENSE

A full Premises License is held permitting the sale of alcohol during the hours of 11am to 12 midnight - Monday to Saturday and 12 noon to 12 midnight - Sunday.

Opening hours are 5pm to 12 midnight - Monday to Thursday, 4pm to midnight - Friday and noon to midnight - Saturday & Sunday.

SERVICES

All mains services are connected. The property benefits from being double glazed and includes a fire alarm & 2 camera CCTV security system.



TENURE & PRICE

FREEHOLD £300,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

OR ALTERNATIVELY

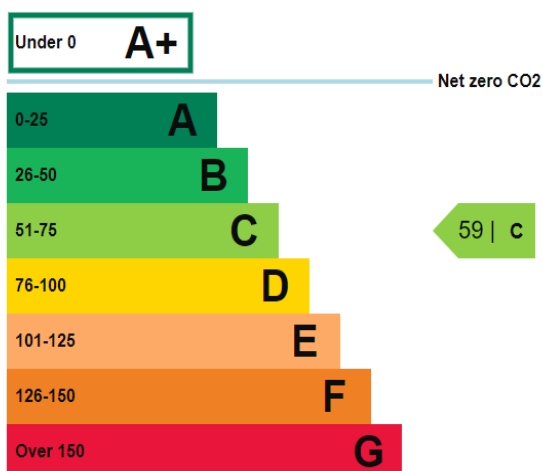
A NEW LEASE ON THE FOLLOWING TERMS:-

LEASEHOLD	£20,000 to include fixtures & fittings and goodwill. Stock at valuation in addition.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II of the 1954 Landlord & Tenant Act.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
DEPOSIT	The successful applicant will be required to lodge in advance with the freeholder a deposit equivalent to 3 month's rent.
RENT	Annual rent £25,000 paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement.
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 not be payable on the Premium or rental payments.

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

Viewing strictly by appointment only.

This property's current energy rating is C.



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0320-0430-1522-8497

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635