



The Plough Inn

Shearburn Terrace, Snaith, Goole, Yorkshire, DN14 9JJ

Tenure: Lease Premium: £10,000

Ref: 96277

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Centrally located in East Yorkshire market town
- Two storey characterful public house and restaurant
- Main bar (50), snug (30) and function room (40)
- 3 bedroom owners' flat and three en suite letting rooms
- Fully-fitted commercial kitchen and ground floor cellar
- Car park (8) and recently renovated trade patio (60)

Location

The Plough Inn is located in the East Yorkshire market town of Snaith which can be found 7.5 miles west of Goole, 7.3 miles south of Selby and 17.7 miles northeast of Doncaster.

The town benefits from many amenities such as a fuel station, a medical practice, a dental surgery, primary and secondary schools, a supermarket, a convenience store, a motor vehicle dealership and various retail outlets.

The town's railway station sits on the Pontefract Line and services run between Knottingley and Goole.

The nearest airport can be found 42.1 miles northwest at Leeds/Bradford International Airport.

The Property

The Plough Inn, occupies a two storey, Grade II listed, mid-terrace building of brick construction with a pantile roof. It is purported to date back to the early 1800s and is located in the centre of town.



Trade Areas

GROUND FLOOR

Accessed via the trade patio is a REAR HALL which provides entry to Ladies' and Gentlemen's TOILETS, a cleaning cupboard and stairs to the first floor function room and private accommodation. Also accessed from the rear hall is the SNUG which has seating for 30, a wooden bar servery, wooden flooring and feature stained glass window covers.

FRONT ENTRANCE HALL. Open plan MAIN BAR/RESTAURANT with combined seating for 50, wooden main BAR SERVERY, wooden flooring, feature historic bread oven, feature stained glass window covers and a brick fireplace with inset log burner.

Fully-fitted COMMERCIAL KITCHEN. Entry to an INNER HALL which acts as a private entrance for the letting accommodation. LAUNDRY ROOM, FRIDGE/FREEZER STOREROOM, stairs to the first floor letting bedrooms, an external door to the rear trade patio and stairs down to the BASEMENT STORAGE ROOM.

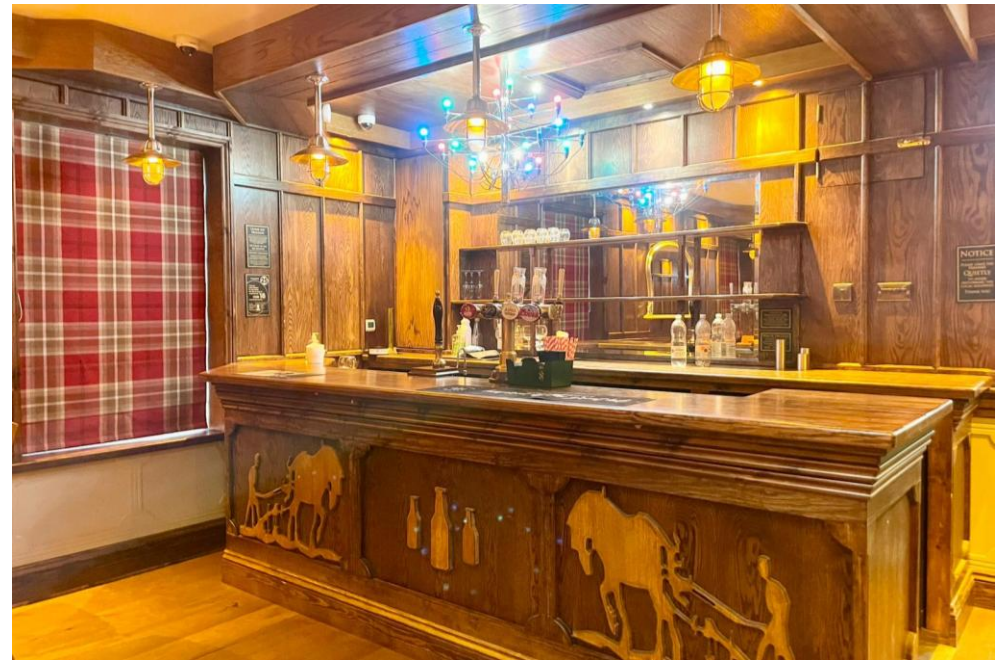
FIRST FLOOR

FUNCTION ROOM with seating for 40, wooden bar servery, wooden flooring and access to a ROOF TERRACE which provides additional customer seating for 20, External fire escape staircase down to the trade patio.

Owners' Accommodation

FIRST FLOOR

THREE DOUBLE BEDROOMS. BATHROOM with separate SHOWER CUBICLE. LOUNGE. KITCHEN. OFFICE.





Letting Accommodation

FIRST FLOOR

BEDROOM 1 (double bedroom)

BEDROOM 2 (double bedroom)

SHOWER ROOM (shared by bedroom 1 and 2)

BEDROOM 3 (double bedroom with shower en suite)

External

Rear CAR PARK with lined spaces for 8 vehicles. Gated and enclosed TRADE PATIO with sheltered seating for 60.

STABLE BLOCK/OUTBUILDING split into three sections: DARTS ROOM with seating for 14. POOL ROOM with seating for 30. Ground floor CELLAR.

The Business

Since 2021, The Plough Inn has been operating under management as a community public house and restaurant. Our freeholder client now wishes to offer the premises to the leasehold market in order to find an enthusiastic, long term tenant. The kitchen provides a 'British Classics' food menu and is well known for its Sunday carveries and award-winning, cask marque accredited beers. Our client has made extensive improvements to the premises during his ownership: he has created a new outdoor seating area for alfresco dining, reconfigured the stable block to create a games area for pool and darts and now showcases televised sporting events. These improvements enable a new operator to take over a 'turnkey' business.

The premises is frequented by both local drinkers and destination diners as well as holidaymakers, ramblers/walkers and contractors, many of whom stay in the on-site letting bedrooms. Guests attending Carlton Towers Estate wedding venue also provide regular custom. Accounting information will be made available to seriously interested parties following a formal viewing.



Tenure & Price

LEASEHOLD PREMIUM £10,000 to include goodwill, 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.

Licences

A full premises licence is held allowing the sale of alcohol between the hours of:

Monday to Thursday - 11:00am to 12 Midnight

Friday and Saturday - 11:00am to 01:00am

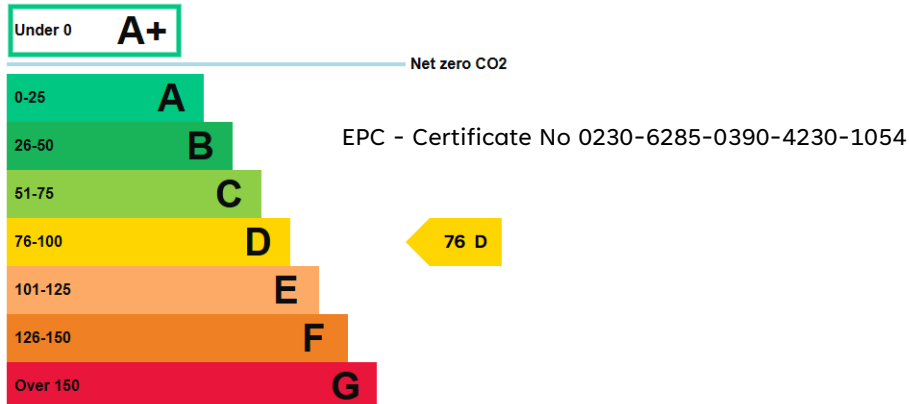
Sunday - 11:00am to 11:30pm

Services

All mains services are connected. The premises also benefits from a fire and intruder alarm as well as a 20 camera CCTV security system.

Rateable Value: £10,500 from 1 April 2026.

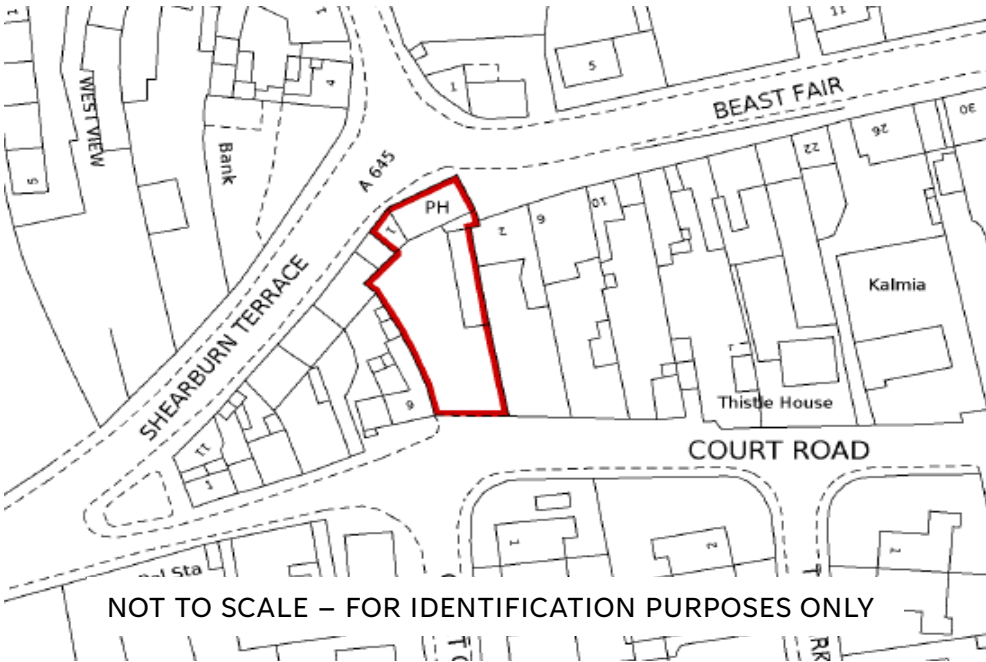
Local Authority: East Riding of Yorkshire Council - 01405 682663.



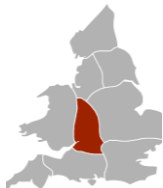








LEASEHOLD PREMIUM	£10,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£30,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term in accordance with open market assessments.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie. The landlord provides the option to discuss potential tied agreements.
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

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.