



Waterwheel Inn

Liverton, Saltburn-by-the-Sea, North Yorkshire, TS13 4TB

Freehold £595,000

- Traditional rural pub restaurant
- Destination venue with large car park
- Caters for coach parties
- Limited trading hours, scope for growth
- Three bedroom owners accommodation
- Self-contained two bed flat

Ref: 91918

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Liverton is a village in the borough of Redcar and Cleveland and the county of North Yorkshire. The well known and popular Water Wheel Inn has an excellent reputation and is on the edge of the North Yorkshire Moors National Park and about 15 mins from both Saltburn and Whitby, just off the A171 and A174.

TRADE AREAS

GROUND FLOOR

The main trade area is compartmentalised into various SNUGS and DINING AREAS creating a cosy and welcoming atmosphere throughout the property.

The main entrance leads into a central hallway with LADIES AND GENTLEMANS TOILETS offset.

MAIN LOUNGE BAR (20) which has recently been refurbished features an open fireplace, exposed beams and a corner stone fronted BAR SERVERY with wood top, tub chairs and wooden tables.

The MAIN RESTAURANT (60) is accessed via glazed doors from the main lounge bar and features a CARVERY UNIT, beamed ceiling, side access door, bench seating and loose dining chairs to wood tables. BAR SERVERY with stone front and wood top.

Second DINING ROOM (42) with feature wood panelling and a beamed ceiling. Glazed doors to a SNUG area (10) which has its own stone fronted and wood topped BAR SERVERY.

The CATERING KITCHEN is fully equipped with a range of stainless steel catering equipment. WASH UP area with pass through dishwasher system.

The cooled FOOD SAFE CELLAR is at the rear of the kitchen and also contains fridges and freezers.

BOILER HOUSE which houses a BIOMASS SYSTEM which provided heating and hot water for the pub.

OWNERS ACCOMMODATION

FIRST FLOOR

The spacious OWNERS ACCOMMODATION is located on the first floor and comprises of THREE BEDROOMS, LOUNGE/DINING ROOM, KITCHEN and FAMILY BATHROOM.

LETTING ACCOMMODATION

SELF CONTAINED APARTMENT

A TWO BEDROOM self contained apartment with its own access at the side of the property. Currently let to a third party at £40pw (*details of the tenancy will need to be checked by a legal representative*).

EXTERNAL

The side YARD area has two storage containers in situ which provide storage for the pub.

There is also parking for approximately 39 vehicles, 29 in the MAIN CAR PARK and 10 at the side of the building. The car park is big enough for coaches to park and turn.

THE BUSINESS

A well maintained, traditional country pub which is offered for sale after 19 years under the current ownership. The business has reported consistent levels of turnover and profit for a number of years and continues to prove sustainable. Its location in an affluent North Yorkshire village, on the outskirts of the North York Moors National Park and the Heritage Coast, makes it popular with locals and tourists.

This successful pub and restaurant presents an opportunity for an owner-operator or regional multi-operator to purchase a consistently profitable and sustainable business with an excellent reputation and enviable track record. The current owner is looking to retire and chooses to operate reduced hours. There is scope to open longer hours. The business opens; Monday to Friday 17:00 to 20:00, Saturday 14:00 to 20:00 and Sunday 12:00 to 16:00 (Carvery only)

The site has development potential (STPP) and would suite a variety of add on businesses.

Accounts will be made available to interested parties after viewing.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water and electricity. Hot water and central heating system is powered by a Biomass system installed in in 2016. The system generates income via the Real Heat Incentive (RHI) payment scheme and the transferable agreement expires in 2036. An LPG tank provides gas to the kitchen and also to the self contained flat for heating and hot water.

Local Authority: Redcar and Cleveland.

Rateable Value: £9,500

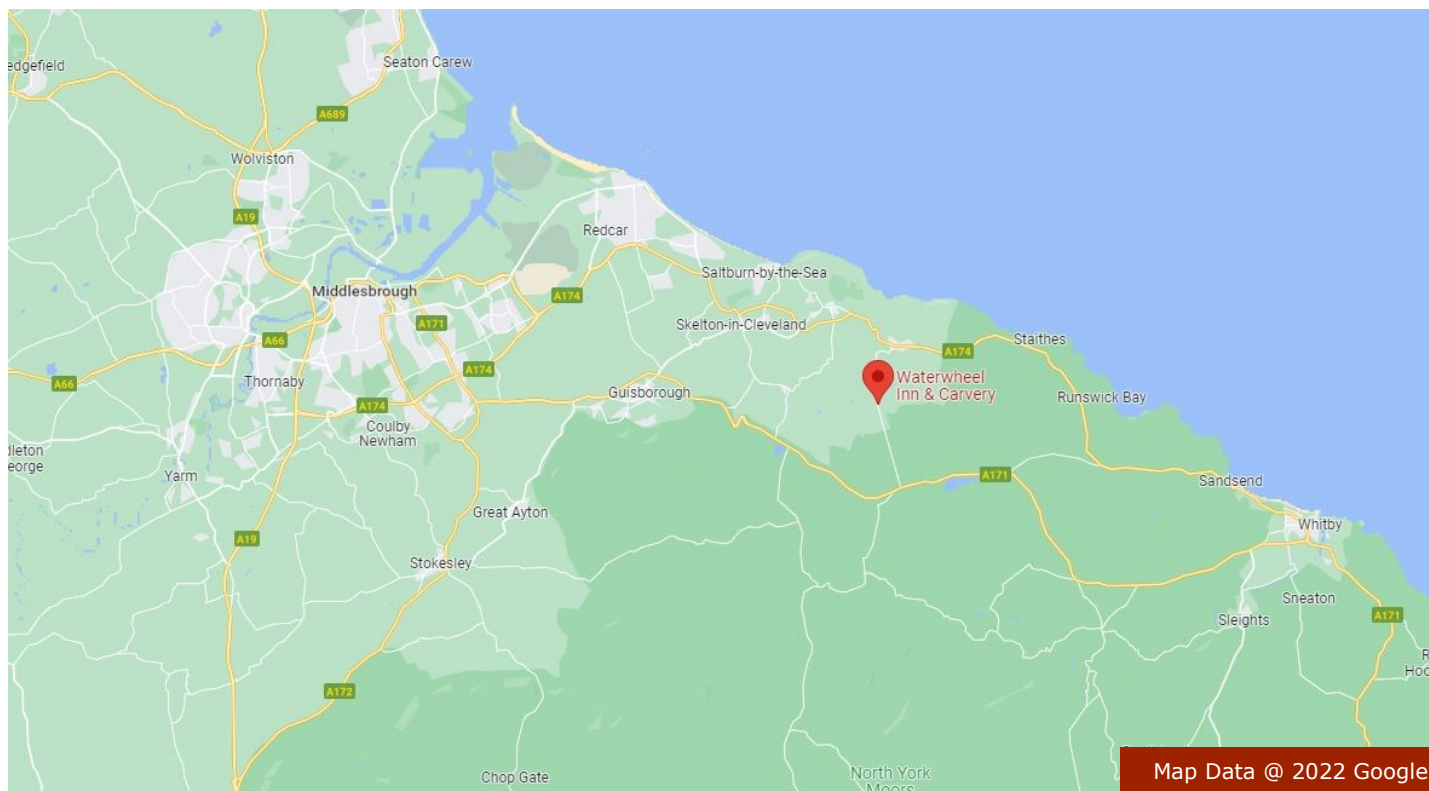


TENURE & PRICE

FREEHOLD £595,000 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.



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EPC Reference: N/A

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