



The Disappearing Chin

38 Beulah Street, Harrogate, North Yorkshire HG1 1QH

Leasehold £40,000

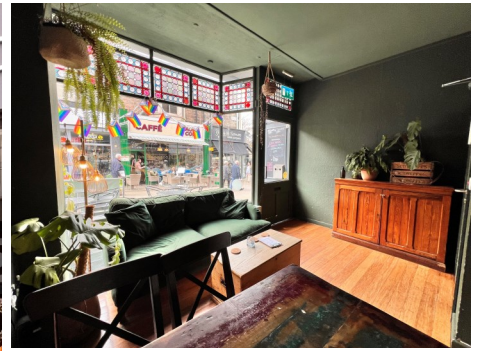
- Busy town centre location
- Lock-up pub in retail district
- Open plan trade area
- Potential for additional trade area
- Presented in excellent condition
- Net turnover in the region of £140,000 pa

Ref: 94768

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SP Sidney
Phillips



LOCATION

Rare opportunity to purchase a very popular Harrogate micro bar in the heart of a world-famous spa town. With a thriving local community and plenty of visitors, Harrogate is an ideal location for a hospitality business, being well-known for its natural spa waters, tearooms, beautiful architecture, great shopping and excellent selection of restaurants and bars. The town is surrounded by popular attractions, market towns and the Yorkshire Dales, creating a thriving tourist trade.

Harrogate is predominantly accessed via the A61 or the A59 which provide links to the cities of Leeds and York respectively. The market towns of Otley, Wetherby and Ripon are nearby.

The property is a mid terraced micro pub situated in the town centre. This two-storey property is in excellent condition and has been sympathetically and tastefully renovated to a high standard.

The property briefly comprises:-

TRADE AREAS

This superbly presented micro pub boasts an OPEN PLAN TRADE AREA with seating for 25 to 30. This area includes wood flooring, industrial lighting and a well equipped bar servery made from solid wood, giving this little bar a warm and cosy feel.

The BASEMENT: a large space with permission to convert into an additional seating area which would double the pub's capacity.

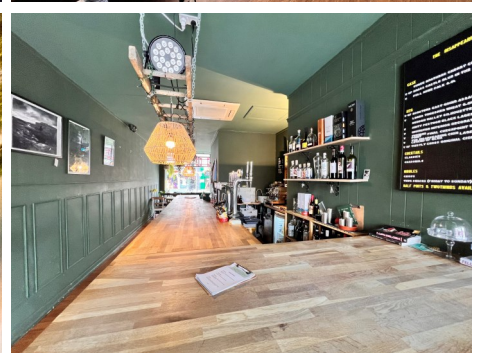
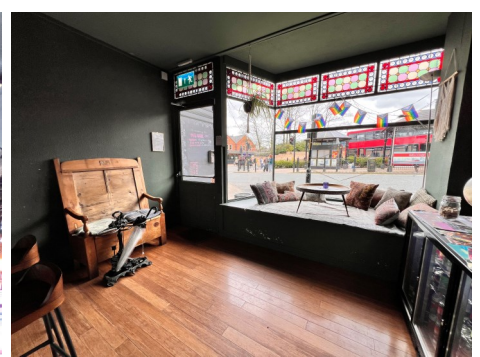
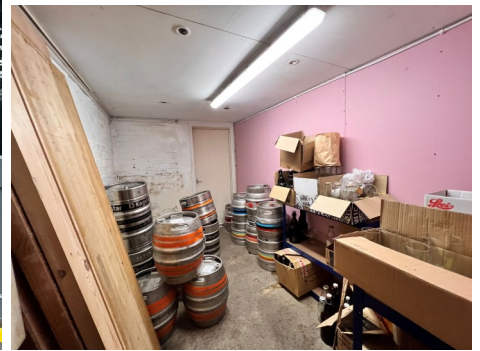
To the rear of the basement is the CELLAR.

UNISEX TOILET offset are located on the ground floor.

THE BUSINESS

The Disappearing Chin is a busy pub with a loyal clientele and has a net turnover in the region of £140,000 per annum. There is potential to increase its turnover by promoting its high street presence more widely.

Further accounting details are available to all interested parties after a formal viewing.



TENURE & PRICE

LEASEHOLD £40,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The property is held on a part repairing and insuring lease agreement from a private individual, for a term of ten years which expires in January 2029. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £18,000 per annum paid monthly in advance, subject to three yearly rent reviews. An incoming party will be required to provide a rental deposit to the Landlord in advance, amount tbc, plus personal guarantors. The lease is free of all trade ties. 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.

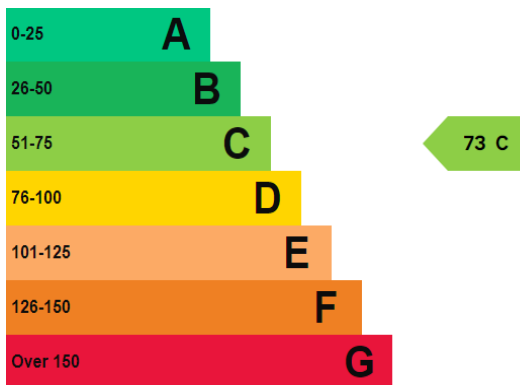
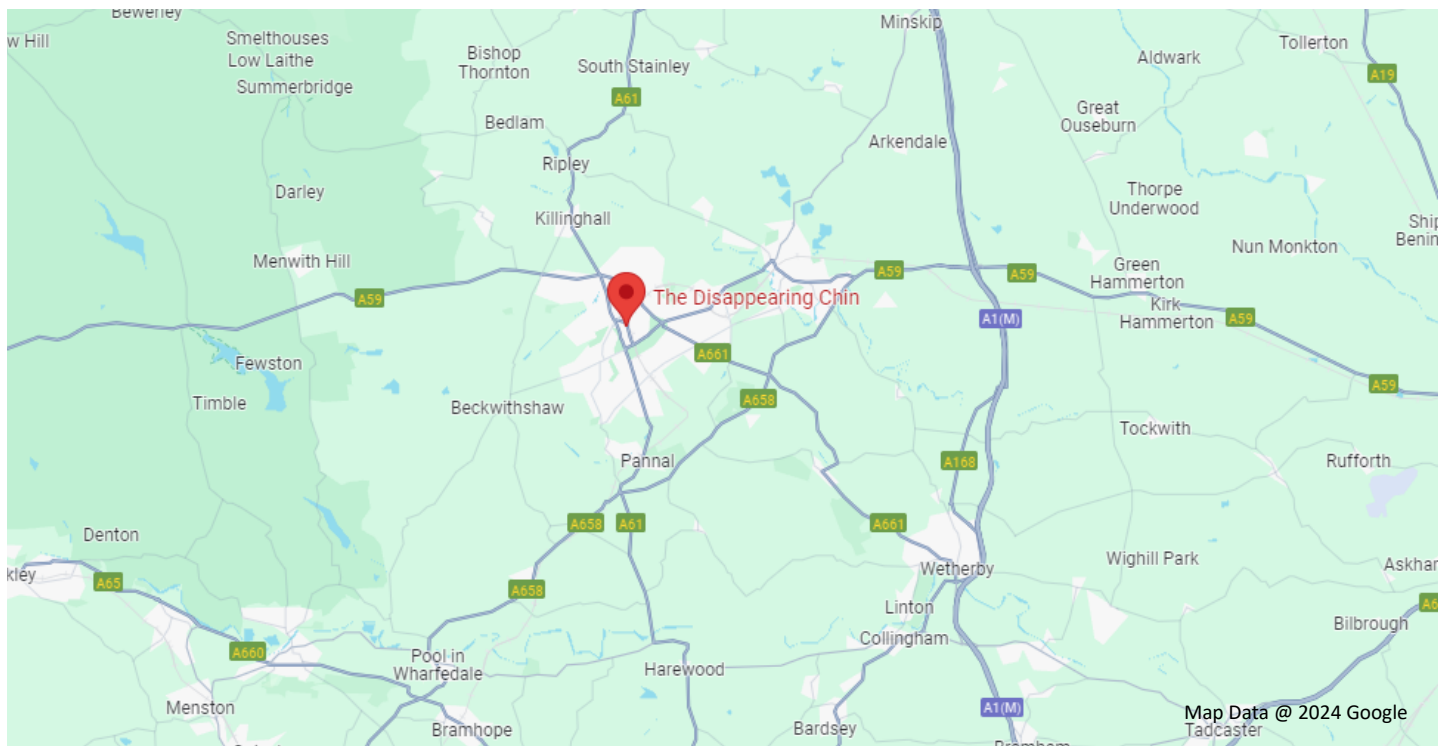
LOCAL AUTHORITY

North Yorkshire Council.

SERVICES

All mains services are connected.

Rateable Value: £18,000 as at 01 April 2023.



BUSINESS MORTGAGES

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EPC Reference: 8783-4092-9050-6076-7142

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.

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