

The George Country Inn, North Yorkshire

20671



COUNTRY INN, PUB & RESTAURANT
REMODELLED TO EXCEPTIONAL
STANDARD, GREAT VILLAGE LOCATION,
LOUNGE WITH DINING, PRIVATE DINING &
VILLAGE BAR, 5 EXCELLENT EN-SUITE
ROOMS, FUNCTION SUITE, GARDENS,

The George Country Inn, Main Street, Wath,
Ripon, North Yorkshire, HG4 5EN



**Guide Price £495,000 Freehold or
£95,000 Leasehold**

LOCATION

Lovely village located approximately mid way between Ripon and Thirsk, just off the A1 in North Yorkshire

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

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Head Office: 18 The Ropewalk, Nottingham, NG1 5DT
T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Comprehensively refurbished over recent years to an excellent standard, this remarkable country inn & restaurant is situated in a picturesque village located in a honey pot location for staycations and Thirsk Racecourse. Available on both Leasehold and Freehold terms. Currently operates 4 evenings and Sunday lunch only by choice. Readily capable of achieving net sales in the order of £500,000 in the hands of experienced owner operators or multi site country inn operators.

THE PREMISES & TRADING FACILITIES

Beautifully presented with a high end inventory the trading areas comprise a lounge bar restaurant, a private dining room, a lovely village bar and an excellent function facility for 60+ which opens onto the lawned gardens and trading terrace. 5 boutique style en-suite letting bedrooms. Top end commercial catering kitchen and ancillary areas. Large customer car park and outbuildings.

TRADING INFORMATION

Currently operating on minimal hours by choice current sales are around £225,000 p.a. excluding VAT. Readily capable of achieving net sales of over £500,000 per annum. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Private studio accommodation.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Available freehold or leasehold by assignment of the existing renewable lease with a passing rent of £25,000 fixed for the remaining term of the lease. Further details via the sole selling agents.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers around £495,000 freehold or £95,000 for the existing lease, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

The energy rating is C.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.