

The Blue Post Inn, East Yorkshire

10300



YORKSHIRE WOLDS VILLAGE PUB,
NEWLY REFURBISHED & RE-FITTED,
BEAUTIFULLY PRESENTED INSIDE & OUT,
LOUNGE BAR, DINING ROOM, GAMES
SNUG, GOOD GARDENS, LOVELY
VILLAGE LOCATION.

The Blue Post Inn, 79 Main Street, North
Frodingham, Driffield, East Yorkshire, YO25
8LG

GUIDE PRICE £325,000

FREEHOLD OR £25,000 LEASEHOLD



LOCATION

Centrally located in the village of North Frodingham, situated 6 miles south east of Driffield in the East Yorkshire Wolds.

VIEWING ARRANGEMENTS

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

NOTTINGHAM | OXFORD | LEEDS

Head Office: 18 The Ropewalk, Nottingham, NG1 5DT

T: 0333 200 8788 **E:** sales@daveyco.com **W:** daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Newly renovated, re-furnished and equipped by our client this classic English village pub is located in a thriving village in the Yorkshire Wolds. Our clients have recently taken the pub back after the end of a previous lease and trade currently very much in a tick-over mode opening weekday evenings and weekends by choice. They choose to offer food on 3 days per week only, thereby presenting a great opportunity to build the trade.

THE PREMISES & TRADING FACILITIES

Immaculately presented throughout following comprehensive refurbishment the trading facilities comprise a comfortable lounge bar with log burner, seating around 40, through access to the dining room for around 40 covers and a snug/games lounge. Well maintained lawned garden trading area to the front of the property and a large car park to the side. There is also a private lawned garden to the rear. Excellent commercial catering kitchen facility with good storage and ancillary areas.

TRADING INFORMATION

Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Well presented owners accommodation is located on the first floor comprising a lounge, fitted kitchen, 3 bedrooms and a bathroom.

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold. Our clients will also consider a leasehold sale with a new private commercial lease over a term of years to be agreed to include a freehold purchase option. The commencing annual rent will be in the order of £25,000 p.a. 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.

EPC

The energy rating is C.

GUIDE PRICE

Offers are sought in the region of £325,000 freehold or a premium of £25,000 for a lease of the premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



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