

**Topham
Larard**

COMMERCIAL

Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

FOR SALE

**Country Public House
with
Paddock**



**Bay Horse
Black Tup Lane
ARNOLD
East Yorkshire
HU11 8JA**

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Topham Larard Commercial is a trade name of Larards Commercial Ltd



Location

The premises are located in the Village of Arnold in a tranquil country setting with views over agricultural land. Arnold is a small Village located just to the south of Long Riston adjacent the A165 which connects Hull through to the East Coast towns of Hornsea and Bridlington. The premises are in easy access of the eastern side of Hull the premises and also a short distance from Beverley, Leven, Brandesburton, Skirlaugh and various other villages in the Holderness Area. The property therefore draws from a fantastic catchment area.

Description

This is a free house being an ideal opportunity for an owner occupier to enhance and develop an existing trading business. The property is a free standing building on a parcel of land extending to 1.14 acres. The accommodation provides a bar area with bay windows to the front having wood burners, casual and more formal seating and a pool table. Adjacent to this is a restaurant area which can accommodate circa forty covers. French doors from the restaurant area lead onto a block paved patio area which has additional seating and the premises also have a lawned area to the front and side where there is further seating. Adjacent to the property is a large grassed paddock with childrens adventure play equipment which is utilised in the summer months for various uses including accommodating marquees for weddings, classic car shows and childrens play area. The premises have a large commercial kitchen and ground level cellar. The first floor provides owners accommodation with two/three bedrooms, a separate kitchen, bathroom and lounge.

Located to the rear of the property is a large surfaced car park.

Accommodation

Ground Floor

| | | |
|-------------|------------|-------------|
| Bar Area | 76.84 sq m | (827 sq ft) |
| Dining Room | 49.60 sq m | (534 sq ft) |
| Kitchen | 20.79 sq m | (224 sq ft) |
| Cellar | 15.39 sq m | (166 sq ft) |
| WC's | - | - |

First Floor

| | | |
|-----------|------------|-------------|
| Lounge | 17.17 sq m | (185 sq ft) |
| Kitchen | 9.01 sq m | (97 sq ft) |
| Room off | 8.21 sq m | (88 sq ft) |
| Bedroom 1 | 11.52 sq m | (124 sq ft) |
| Bedroom 2 | 10.45 sq m | (113 sq ft) |
| Bathroom | 6.14 sq m | (66 sq ft) |



Business

The premises were refurbished and upgraded approximately four years ago and have traded successfully since. The accounts to year end September 2017 show a turnover of approximately £6,200/week and a wet and dry split of 57% wet and 43% dry.

The business provides a fantastic opportunity for an owner occupier.

Business Rates

Our enquiries indicate the premises are listed as:-

Public House and Premises Rateable Value £20,400

Fixtures and Fittings

The premises will be provided with all fixtures and fittings. An inventory can be provided on request however this will be after any interested party has viewed the premises.

Tenure

The premises are offered freehold and free of any tie.

VAT

It is anticipated that VAT will be charged on 90% of the sale price.

EPC

To be confirmed

Price

Offers are being sought in the region of **£340,000** plus VAT where appropriate.

Viewings

Strictly by appointment through the Sole Agents

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Willerby

Hull

HU10 6AL

Tel No. 01482 650000

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