



File Ref: N-224553

# Cross Keys Inn

Skipton Road, East Marton, Skipton, North Yorkshire BD23 3LP



Tenure  
**To Let**


Price  
**Nil Premium**


- Free of Tie Lease
- Main road location close to Skipton
- Large open plan trading spaces
- 4 Bed owners accommodation
- Car parking, beer garden & additional decked area



**Andrew Spencer**

**Associate**

 0113 521 1922

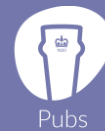
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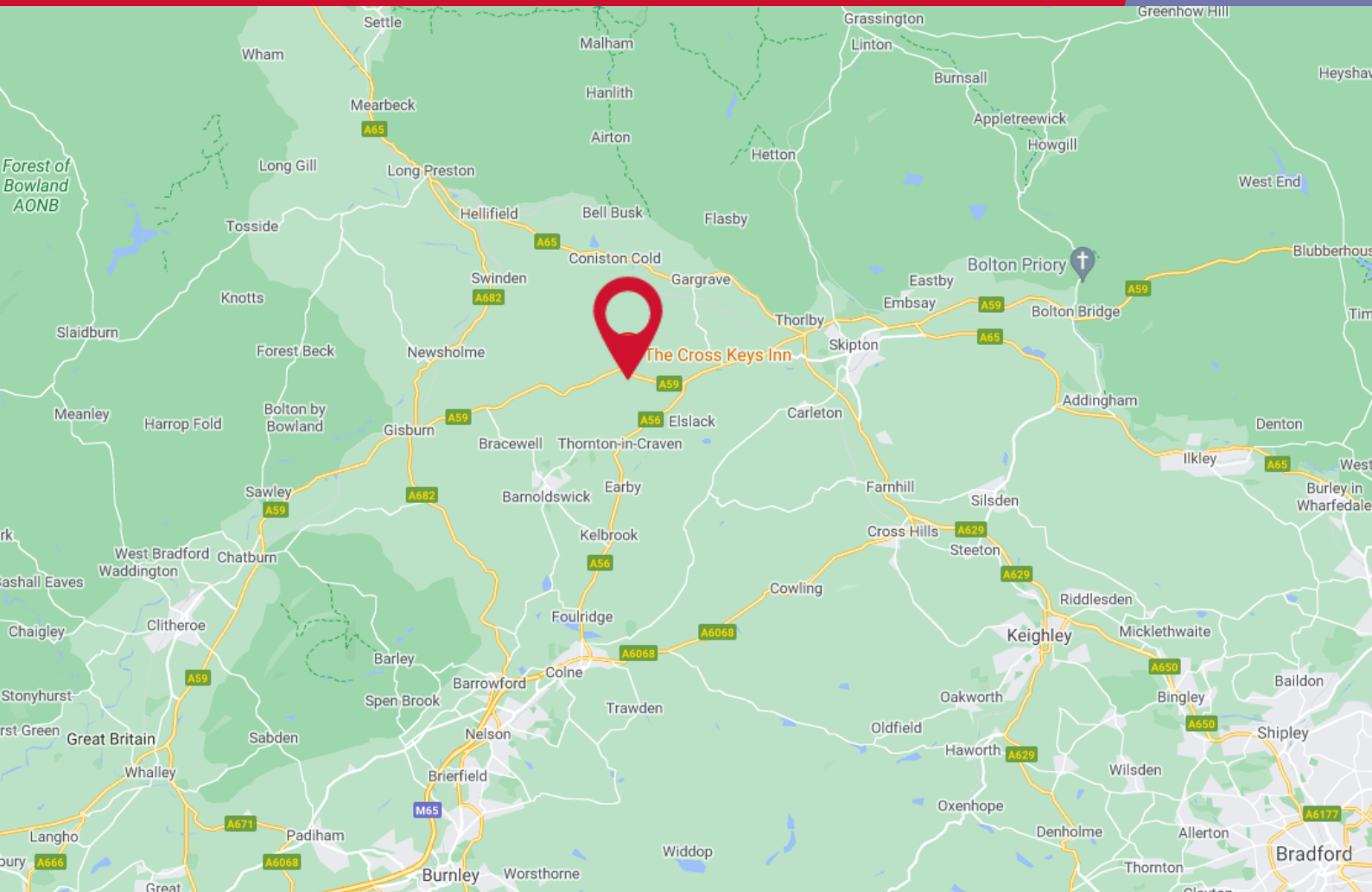
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## Location

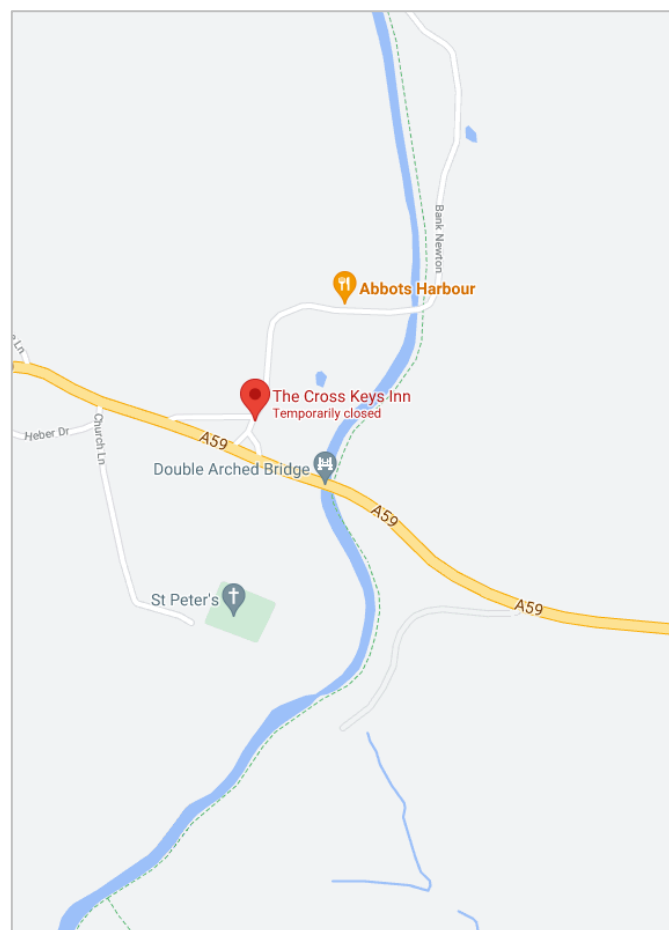
The Cross Keys is located in the village of East Marton which is approximately 5 miles to the west of the market town of Skipton on the main A59 road. The Leeds/Liverpool Canal passes through the village with the canal tow path forming part of the Pennine Way. The village also benefits from being very close to the Yorkshire Dales National Park.

## Description

A detached two storey property of stone construction with colour washed elevations under a pitched roof with extensive single storey flat roof extensions to the side and rear. Externally there is car parking for approximately 10 vehicles to the front and rear, an enclosed beer garden with views over the nearby canal and surrounding countryside. There is further seating on a decked area to the front.

## Viewing

Please note this property is closed, therefore all viewings are strictly by appointment through Fleurets Leeds Office.



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## Trade

The pub is a long established drive to destination which has traded very strongly up until recently, when the tenant exited the business. They had traded it very successfully for food and built up a strong reputation and good following.

Our client is looking to re let the property on free of tie terms. Given the location this represents an excellent opportunity to capitalise on the strong drive-to food market in this area. There is a high level of tourists in the area year round visiting the Dales and the nearby town of Skipton. The site attracts passing trade in addition.

## Accommodation

### Ground Floor

Accessed via an entrance lobby to the front of the property which leads through into the trading spaces. There is an L-shaped main bar with servery, wood flooring and an attractive stone fireplace.

The property is split level with the Main Bar dropping down to two restaurant areas, the first of which has some traditional features in the form of exposed brick work and wood panelling to the walls. The lower, larger level has the potential to be separated for functions with similar features to the other trading spaces.

Ancillary accommodation at this level consists of Ladies & Gents customer toilets, disabled toilet, access to the beer cellar and a catering kitchen.

### First Floor

Owners/Managers accommodation comprising of 4 bedrooms, lounge, dining room, bathroom and kitchen. There are also staff areas that can be accessed via a separate staircase directly from the kitchen, as well as from the flat. This consists of two rooms which have been used as an office and for staff changing.

### External

There is car parking to the front and rear for approximately 10 vehicles and additional parking further down the lane. There is also an enclosed beer garden overlooking the nearby canal and countryside and an additional decked area to the front.

## Tenure

Leasehold.

The property is available by way of a Free of Tie Lease of 20 years on Full Repairing & Insuring terms.

The starting rent will be £40,000 per annum which will be stepped up during years 3 to 5 to reach a target figure of £50,000 to £55,000 per annum with 5 yearly rent reviews, RPI increases capped at 2.5% and collared at 5%.



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## Minimum Capital Required

The following is a guide on estimated ingoing's needed to secure the premises working off a guide rent of £40,000.

Bond	£10,000
1st Quarters Rent	£10,000
Wellington Legal Fees	£ 1,500
Stamp Duty	<u>£ 3,000</u>
<b>Total</b>	<b>£24,500</b>

This is only an estimate subject to change pending final terms agreed.

In addition funds will need to be available for additional refurbishment works and as working capital.

## Planning

The Cross Keys is a Grade II Listed building and lies within Craven Conservation area.

## Licence

A premises licence prevails, the main licensable activities being - Sale by retail of alcohol for consumption on and off the premises and Live Music & Recorded Music:

Monday to Sunday 10:00 am to 01.00 am

## Business Rates & Council Tax

The property is in an area administered by Craven Council. The 2017 Rateable Value has been assessed at £21,750. The domestic accommodation is within Band B for council tax purposes.

## Services

We are informed that the premises benefit from mains electricity and drainage, LPG is for Gas.

## EPC

The property has an EPC rating of C.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



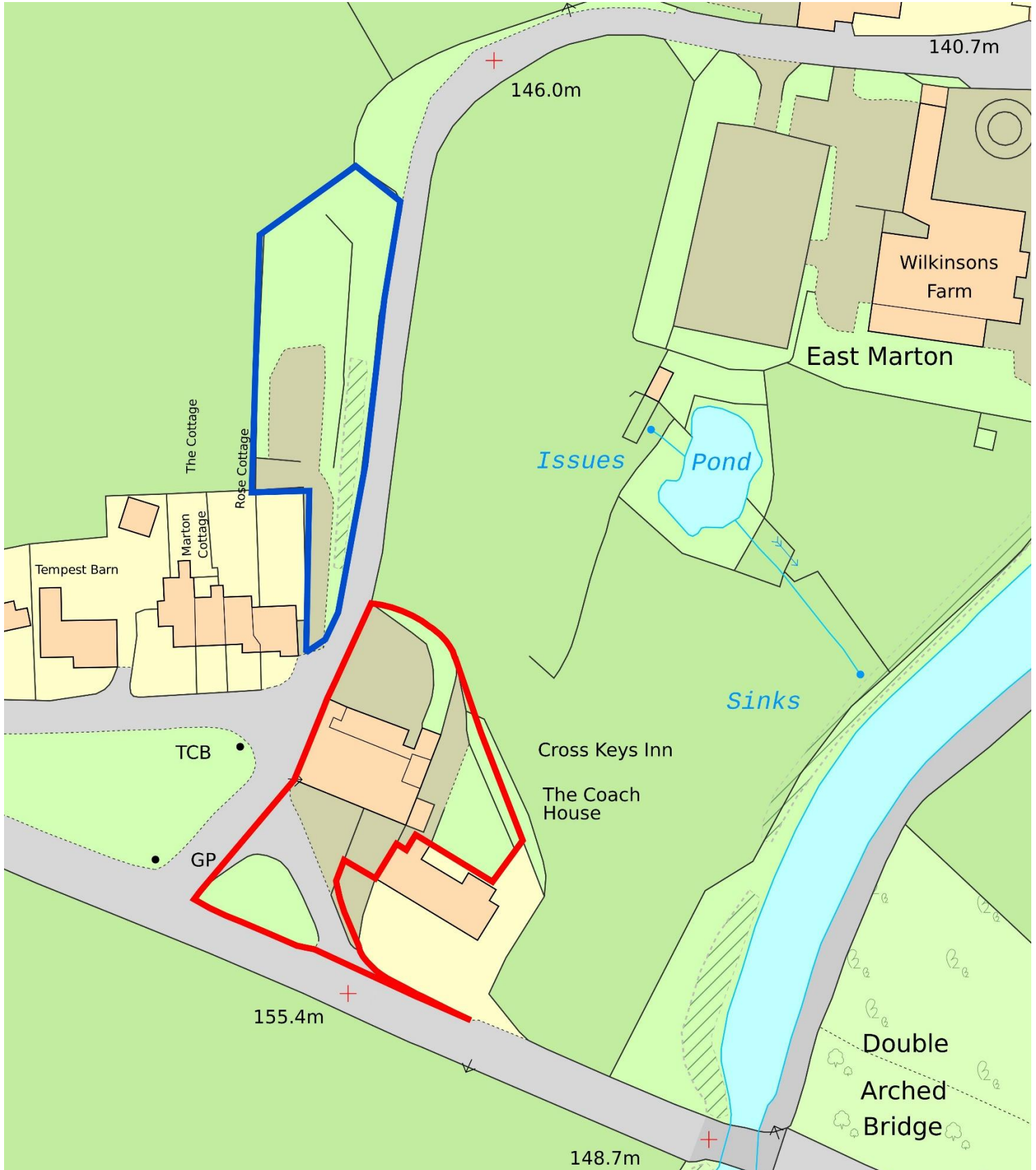
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