



File Ref: N -023890

Sailor

Main Street, Addingham, Ilkley, West Yorkshire LS29 0PD



Tenure

To Let

Price

Nil Premium

• Free of Tie lease - Guide rent £20,000 p.a.

- Main road location in affluent village
- Open plan ground floor trading spaces
- 3/4 bedroom owners accommodation

Car parking, beer patio & detached barn to rear



Andrew Spencer

Associate



0113 234 0304



Andrew.Spencer@fleurets.com

Sole Letting Rights

Fleurets
Leisure Property Specialists



Google © Copyright (2021). All rights reserved.

Location

Addingham is a large village with a population of over 3,700 inhabitants on the West Yorkshire/North Yorkshire border. It is in an affluent location only 1 mile from the North Yorkshire Dales National Park.

The pub is located on the Main Road through the village and is surrounded by a mixture of good quality residential and secondary commercial properties. Addingham is approximately 3 miles North West of the affluent town of Ilkley, 6.5 miles South East of the market town of Skipton and 16.5 miles North West of

Description

the major city of Bradford.

A detached two storey property with colour washed elevations under a pitched roof with single storey flat roof extensions to the side and rear.

Externally there is a beer patio to the front and car parking for 8 vehicles to the side. To the rear there is a further patio and large two storey former barn which is currently not in use. A second car park to the other side of the property is currently rented from a local landlord.

Google © Copyright (2021). All rights reserved.

The Sailor trades as a traditional local's public house. There is a small catering kitchen to the rear which is currently not in use.





Trade

The current tenants have successfully run the business and have built up a good local following. They have however decided it is time to move on with their lease due to expire.

Our client is therefore looking to re-let the property to another party. There is an opportunity for a new operator with fresh ideas and enthusiasm to drive trade a lot harder and potentially re-introduce entertainment and a food offering. With investment there may also be the opportunity to make use of the barn to the rear as guest accommodation.

Accommodation

Ground Floor

Accessed via an entrance lobby to the front of the property, which leads through to the trading spaces. Although offering three distinct sections these are open plan with a single wooden topped bar servery along the back wall.

The main bar area is carpeted with seating on a mixture of perimeter benches, sofas set at loose tables and an attractive feature stone fireplace.

The dining area, which currently acts as an over spill for the main bar, has similar carpeted flooring, half wood panelling to the walls and seating on chairs set at loose tables.

The pool area has similar style flooring, perimeter seating and a wood burner.

Ancillary accommodation at this level consists Ladies & Gents customer toilets, access to the beer cellar, catering kitchen which is fitted with a range of stainless steel fittings but is currently not in use and a prep/storage.

First Floor

Owners/Managers accommodation which comprises three bedrooms, lounge, bathroom and an office which could be used as a fourth bedroom.

External

There is a beer patio area to the front of the property with a tarmac car park to the right hand side for 8 vehicles. To the rear there is a further patio area leading to a small garden terrace beyond, a row of single storey outside storage sheds, large two storey barn (currently not in use). There is an additional car park to the side, which is rented from a local landlord.

Tenure

Leasehold.

The premises is available by way of a Free of Tie Lease for 20 years on full repairing and insuring terms. The guide rent is £20,000 per annum, with five yearly rent reviews and annual RPI increases capped at 2.5% and collared at 5%.



Planning

The Sailor is not a listed building but it is in Addingham Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday to Thursday 11.00 am to 11.00 pm
Friday & Saturday 11.00 am to 12.00 midnight

Playing of recorded music.

Sunday to Thursday 11.00 am to 12.00 midnight Friday & Saturday 11.00 am to 01.00 am



Business Rates & Council Tax

The property is in an area administered by Bradford Council. The 2017 Rateable Value has been assessed at £6,700. 100% small business rates relief might apply to this property.

The domestic accommodation is within Band A for council tax purposes.

N.B. No business rates will be paid in the tax year 2020-21

Minimum Capital Required

The following is a guide on estimated incoming's needed to secure the premises, working off a Guide Rent £20,000

Bond	£ 5,000		
1st Quarters Rent	£ 5,000		
Wellington Legal Fees	£ 1,500	Stamp Duty	£ 3,000
Total	£14,500		

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

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



EPC

The property has an EPC rating of D .

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable.

Prospective purchasers should consult their accountant for professional advice in this respect.

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.

Viewing

Viewing strictly by appointment only through Fleurets Leeds Office.

COVID GUID ELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Our Services

- ▶ Agency - Buying & Selling
- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations

- ▶ Taxation, CPO, Consultancy & Litigation
- ▶ Planning Viability Reports



Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.
 © Copyright - Fleurets Ltd. 2021 London. 'All rights reserved'

Our Regions



London

- ☎ 020 7280 4700
- ✉ london@fleurets.com



Midlands

- ☎ 0121 236 5252
- ✉ birmingham@fleurets.com



North West

- ☎ 0161 683 5445
- ✉ manchester@fleurets.com



North

- ☎ 0113 234 0304
- ✉ leeds@fleurets.com



West & South Wales

- ☎ 0117 923 8090
- ✉ bristol@fleurets.com



South

- ☎ 01273 429500
- ✉ brighton@fleurets.com



East

- ☎ 01223 402600
- ✉ cambridge@fleurets.com



Scotland

- ☎ 020 7280 4700
- ✉ scotland@fleurets.com