



File Ref: N-325185

Three Hares Inn

Main Street, Bilbrough, North Yorkshire YO23 3PH



Tenure
To Let

Price
Nil Premium

- New Free of Tie Lease
- Pleasant village setting close to the City of York
- Good sized ground floor trading areas
- 3 Bed first floor accommodation
- Beer garden & parking for 20-30 vehicles



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Location

The Three Hares Inn is located in the pleasant village of Bilbrough and is approximately 8.5 miles west of the City of York. It also lies very close to the main A64 dual carriageway which connects the A1 through to York and the east coast.

This area is popular with tourists and visitors from across the world.

Description

A detached part two-storey and part single-storey property with brick construction and with colour washed elevations under a mixture of pitched and flat roofs.

Externally there is an enclosed beer garden and patio to the rear with a car park for approximately 20-30 vehicles.

Viewing

Strictly by appointment only through Fleurets North Office on 0113 234 0304.



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Trade

The pub is a long established drive-to destination which has a good reputation for food and been well supported by the local village community.

Our client is looking to re-let the property on Free of Tie terms.

This will offer a new operator a fantastic opportunity to build on the already strong reputation of the business and develop it into one of the leading dining pubs in the area.

Accommodation

Accessed via the entrance lobby to the front of the pub which leads into the bar area. This has carpeted flooring throughout and previously had seating for drinkers mainly on high stools set at loose tables and the bar servery.

There is a second bar area, which can be used as an over-spill for both drinkers and diners benefitting from an open fireplace and panelled walls.

The main dining area can comfortably accommodate 20 covers. It has carpeted flooring and wood panelling to the walls.

At the far end of the building there is an additional Dining / Function area. This has attractive high vaulted ceilings, exposed brick chimney breast and exposed brick walls, flagged floor and previously had seating at tables that was suitable for either drinkers or diners depending on the time of day.

Ancillary accommodation at this level includes a catering kitchen, food storage, glass wash, access to an upland beer store and ladies and gentlemen's customer toilets. Please note all loose kitchen fittings have been removed.

First Floor

Extending into the loft, the managers/owners accommodation comprises 3 bedrooms, kitchen, lounge and bathroom. Two of the bedrooms have en-suite facilities.

Outside

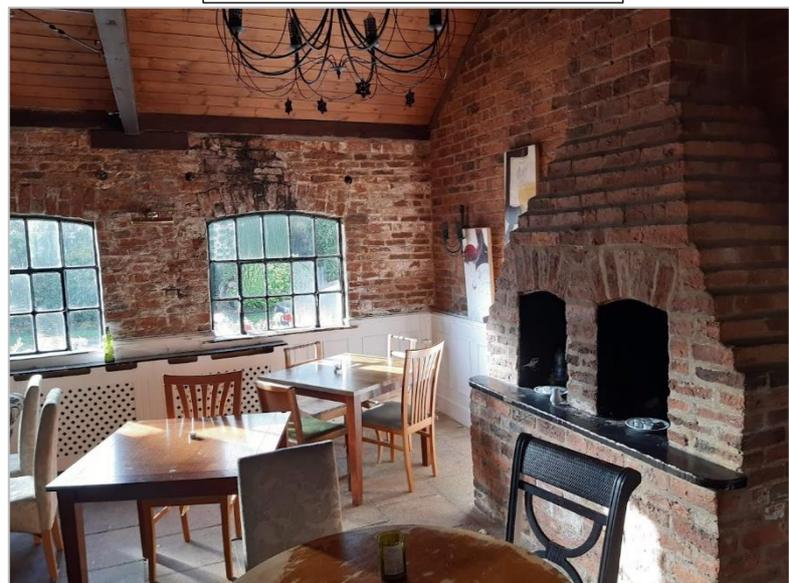
To the rear of the property there is an enclosed patio beer garden with seating at picnic benches, this gives access to the gravel car park for approximately 20/30 vehicles.



Photos taken in October 2022



Photos taken in October 2022





Tenure

Leasehold.

A new Free of Tie Lease is offered for a term of 20 years on Full Repairing & Insuring terms.

Rent will be £30,000 per annum subject to 5 yearly rent reviews and RPI increases collared at 2.5% and capped at 5%.

Six months rental deposit will be required.

Minimum Capital Required

The following is a guide on estimated incoming's needed to secure the premises working of a guide rent of £30,000.

Rent Deposit	£15,000
1st Quarters Rent	£ 7,500
Legal Fees	£ 1,500
Stamp Duty	<u>£ 3,000</u>
Total	£27,000

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

Planning

The Three Hares Inn is not listed but it does lie in Selby Town Conservation Area.

Licence

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

Sale by retail of alcohol for consumption on and off the premises, Live & Recorded Music:

Monday to Saturday	10.30 am to 12.30 am
Sunday	11.00 am to 11.00 pm

Business Rates & Council Tax

The property is in an area administered by Selby Council. As of 1st April 2023 the Rateable Value has been assessed at £11,000. 100% small business rates relief might apply to this property.

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

Services

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

EPC

The property has an EPC rating of C.

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.

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.

Three Hares Inn

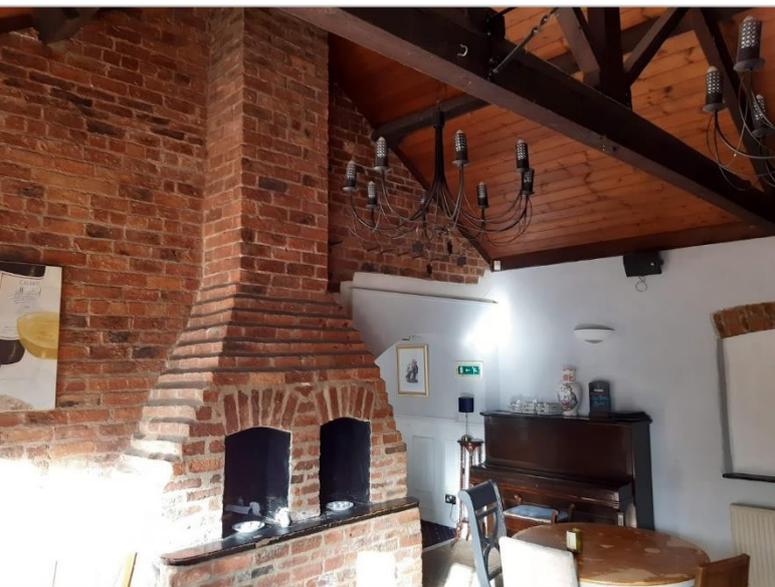
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