

# TO LET

## WHITE SWAN

MAIN STREET, WIGHILL, LS24 8BQ

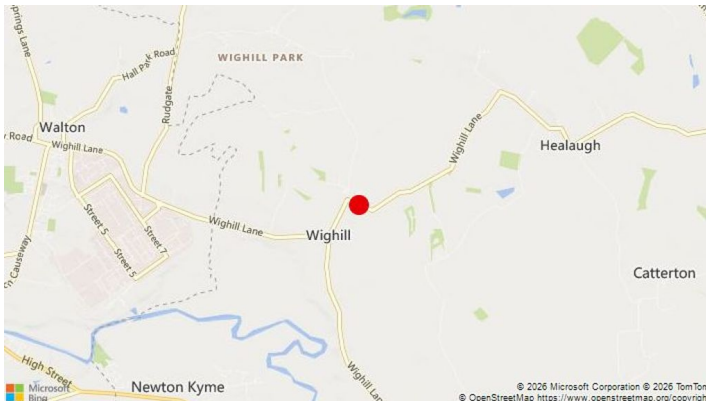
BARRY  
CRUX 

## Public House

**Rent - £50,000 per annum**  
Steps over years 1 and 2 to target rent of £50,000

### Property Features

- Attractive looking archetypal English village public house
- Central position on the village main street
- Ground floor trading spaces & first floor three-bedroom accommodation
- Car Parking 20, beer gardens and beer patio spaces
- Six external ensuite letting bedrooms



**Enquiries**

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## Location

The White Swan is located in the pleasant and affluent village of Wighill on the main street. It enjoys a prominent position and is surrounded by good quality residential properties. Wighill is approximately 3 miles North of Tadcaster, 5 miles East of Wetherby and 13 miles South-West of the City of York.

## Description

The property is detached and of two-storey construction with single storey extensions under a mixture of flat and pitched roofs and has colour washed elevations. The ground floor accommodates the trading and ancillary spaces with first floor three-bedroom owner's accommodation.

Externally, there are gardens to both the front and side of the pub. Parking is available for approximately 20 cars. Beer patios with outside seating have been created to the side and rear.

There is also a recently constructed single storey L shaped block to the rear that houses 6 good quality ensuite letting rooms.

## Accommodation

Ground Floor -

Accessed via a lobby/hallway to the front which leads into the main trading spaces.

**Main Bar** - To the right of the main entrance, this room is currently decorated and fitted very much in the style of a traditional village inn. There is a single bar server with carpeted flooring and seating on a mixture of perimeter benches and stools set at loose tables. Adding to the village inn feel is an open fire with brick surround.

**Snug** - To left of the main entrance is a separate room which acts as the snug. Again, with its own bar server it has stripped wood flooring, half wood panelling to the walls and brick fireplace with wood burner. Comfortable seating is offered.

**Dining Area** - Accessed through the main bar, this space can comfortably accommodate 20 covers on high back chairs set at loose tables. During the summer months there are French doors leading to one of the beer patios. Similar to the other trading spaces there are stripped wood floors, half wood panelling to the walls and a brick fireplace.

**Restaurant/Private Dining** - Sitting to the rear of the main bar, this

space is ideal for private parties or dinners during business periods. It can accommodate 14 covers with seating on high back chairs set at loose tables. Décor is in keeping with the rest of the trading spaces with carpet and brick fireplace.

Ancillary accommodation at this level includes catering kitchen fitted with extraction and a range of stainless fittings, ladies and gentlemen's customer toilets, office and access to the beer cellar.

First floor -

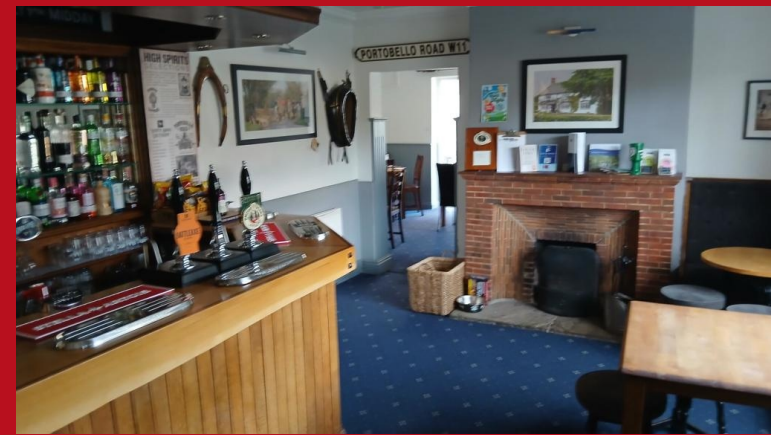
Owners/Managers accommodation which consists of 3 bedrooms, lounge, kitchen and bathroom fitted with 4-piece suite.

Letting Rooms -

To the rear is a recently constructed L shaped block that accommodates 4 double and 2 family ensuite letting rooms. These are fitted to a high standard with 3-piece bathroom suites. All have access to a small patio area with disabled access available for 1 of the rooms. External storage also forms part of this block.

External Areas -

There is parking for approximately 20 cars. Two electric charging points are installed. Beer gardens with picnic bench seating are situated to the front and side and two good sized patio areas to the rear and side with seating on tables and chairs.





## Services

We are advised that the property is connected to mains water, drainage and electric. Gas is LPG tanks.

## Trade and Business

The property has always been let out by our client and the previous owners. A new tenant is sought with vacant possession to be offered upon completion.

It trades as a traditional village inn with the main focus on food. Drinks are mainly ancillary to the food, although there are small core of regulars. The wet sales do tend to be stronger during the summer months when people can sit outside.

Food is traditional pub style food and proves popular year-round. The rooms have not long been in operation but appear to have been under utilised to date.

This represents an excellent opportunity for a new operator to establish the White Swan as one of the leading village pubs in the area. A strong and focused food offering can gain a good reputation and following. This would be the main driver of the business moving forward. The rooms offer a low maintenance way to enhance the turnover. Locally targeted events would help to enhance the wet sales.

## Fixtures and Fittings

An inventory of contents will be provided to any suitable applicant as part of any legal due diligence before taking occupation.

## Licences

A premises license is in place. Please confirm details with the local licensing authority.

## Terms

Our client is looking to find a suitable qualified tenant to let the pub on a 5-year term. A starting rent of £40,000 in year 1 is sought, which will increase to £45,000 in year 2 and then to £50,000 thereafter for the remainder of the lease. Rent will be payable quarterly in advance and any prospective tenant will be expected to log a bond equivalent to 3-months 'rent.

## Business Rates

RATEABLE VALUE RATES PAYABLE

£17,000	£8,483
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This information has been obtained from the Valuation Office website and has been provided for information purposes only.

## Value Added Tax

VAT may be charged at the prevailing rate.

## Costs

Each party will be responsible for their own legal costs.

## EPC Rating

The property's energy rating is D77



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