



# Black Swan

## Freehold

Offers in the Region of **£225,000 Plus VAT**

Black Swan, Market Place, Kirkbymoorside, York, YO62 6AA

### AT A GLANCE

- Market Town Public House
- Open Plan Trading Areas
- Enclosed External Trading Area
- Sought After Location
- Commercial Catering Kitchen

### Viewing And Further Information

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## PROPERTY

A mid terrace property of stone construction extending to 2 storeys under a pitched tile roof.

As you walk into The Black Swan, the division into two trading areas provides different atmospheres for people to enjoy. To the left of the main front door is a lounge bar and dining area for approximately 20 covers, perfect for those seeking a relaxed and cosy environment. To the right, there is a bar room adorned with comfortable seating, an open fire, and a TV, offering a more lively and casual setting for circa 30 customers. The easy access to the catering kitchen and prep area ensures efficient service. Additionally, the outdoor seating area is a great addition for customers to enjoy during nice weather to the rear of the pub. Ladies and Gentleman's toilet.

## PLANNING

We are advised that the property is Grade II listed, further enquiries should be made to Historic England.

## UTILITIES

All mains services are connected.

## MEASUREMENTS

Total site area is 0.080 Acres with a building footprint of 2,601 Sq Ft. (Measurements Taken From a Digital Mapping System)

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as beer raising equipment.



## THE BUSINESS

Our client oversees a tenanted estate and does not have dealings with the day to day running of the business. Therefore no historic trading accounts are available.

## RATES & CHARGES

The April 2023 rateable value has been assessed at £6,000. Small business rates relief may apply and suggest interested parties make their own enquires to Ryedale Council.



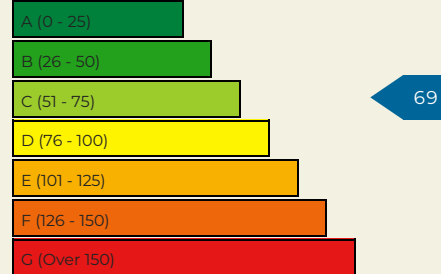


### LOCATION

The Black Swan is situated just south of the North York Moors National Park on the A170, midway between Helmsley and Pickering. The town of Kirkbymoorside, in which The Black Swan is located, enjoys a beautiful setting close to the stunning scenery of the moorlands. The Black Swan sits at the edge of the main through road among the local amenities. Kirkbymoorside is a charming market town and civil parish in North Yorkshire, England. Located approximately 25 miles north of York, it is conveniently positioned between Pickering and Helmsley. Nestled on the edge of the North York Moors National Park, this picturesque town boasts a rich history and had a population of 3,040 as of the 2011 census.



### EPC



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