








# Fleurets

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## Ferry Inn

2 King Street, Cawood, North Yorkshire,  
YO8 3TL

## Leasehold Nil Premium

- **Free of Tie lease**
- Attractive riverside village pub
- Desirable rural location
- Potential for multiple income streams
- Car park & beer garden

SOLE LETTING RIGHTS  
REF: N-621025

### VIEWING

Strictly by appointment only through Fleurets Leeds Office.

### LOCATION

The Ferry Inn is located close to the centre of the pleasant village of Cawood in North Yorkshire. The village is in a reasonably densely populated rural area close to a number of other villages and large centres of population. It is easily accessed from the road network and is approximately 5 miles north west of the town of Selby, 11 miles south of the city of York and 22 miles east of the city of Leeds.

### DESCRIPTION

A substantial detached property of brick construction extending to two storeys under pitched roofs.

It has parking to the side and a beer patio leading to an extensive beer garden.

## TRADE

The Ferry is a long established and successful public house offering a good mix of wet and dry trade. The business is currently trading under a short term tenancy and offers an excellent opportunity for a new Licensee to build and push the trade from an already solid base. There are former letting rooms on the upper floors and with investment could easily provide a third income stream. The business benefits substantially from its outside areas, particularly during the summer months.

## ACCOMMODATION

The accommodation briefly comprises:

### Ground Floor

Accessed via an ENTRANCE LOBBY to the front, which opens through into the trading areas, which are very traditional in style and in keeping with the appearance of the building. The main BAR has an attractive brick BAR Servery with a mixture of slate and tile flooring, exposed brick work to the walls and low beams. This area is standing room only and as a result is utilised mainly by drinkers. There is a seating area off this which has carpeted flooring, a wood burner with seating on perimeter benches and high backed chairs set at loose tables. Running off the side of the main bar is the DINING AREA, which is carpeted throughout and is currently laid out for 20 covers on perimeter seats and chairs at loose tables. The décor is in keeping with the rest of the trade areas with an attractive brick fireplace and exposed beam work. To the rear of the property is an additional DINING/FUNCTION AREA which offers more private surroundings and can cater for between 16-20 covers. It is carpeted throughout and has a real open fire with an attractive feature surround.



Ancillary accommodation at this level includes a CATERING KITCHEN fitted with a range of stainless steel fittings, GLASS WASH AREA, STORAGE, LADIES and GENTS CUSTOMER TOILETS and access to the upland BEER STORE.

### First Floor

Owners/managers accommodation, which comprises 1 BEDROOM, KITCHEN, BATHROOM and LOUNGE. Separate from the flat is an OFFICE and 4 LETTING ROOMS. All are en-suite with 3 being double rooms and 1 family room, these are currently not in use and require upgrading.

### Second Floor

Stairs have been created into the roof space to provide an additional LETTING ROOM with separate SHOWER ROOM. Again this requires upgrading to modern standards.

NB: Our client has carried out work to ensure the letting rooms now comply with fire regulations.

### External

To the side of the property is a CAR PARK for approximately 6 cars with a decked BEER PATIO area to the rear of the property with views over the river. At a lower level next to the river is an extensive grassed BEER GARDEN with picnic bench style seating overlooking the River.



## TENURE

Leasehold.

The premises are available by way of a free of tie lease of 20 years on full repairing and insuring terms. The guide rent is £32,000 per annum with rent reviews on a 5 yearly basis and annual RPI increases.

## LICENCE

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

Sale by retail of alcohol for consumption on and off the premises, the performance of dance and the playing of live and recorded music:

Sun - Thurs 10.00am to Midnight  
Fri - Sat 10.00am to 1.00pm

## BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Selby Council and we are advised that the current Rateable Value is £22,800. The domestic accommodation is within Band B for council tax purposes.

## SERVICES

We are advised that the property benefits from mains water, electricity, drainage and Calor gas supply.

Suite 8b Joseph's Well, Westgate, Leeds, LS3 1AB  
T 0113 234 0304 F 0113 234 0214  
E [leeds@fleurets.com](mailto:leeds@fleurets.com)  
fleurets.com - Our Reference: N-621025

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## PLANNING & DEVELOPMENT

Please note this property lies within the Cawood conservation area.

## MINIMUM CAPITAL REQUIRED

The following is a guide on estimated ingoing's needed to secure the premises working off a guide rent of £32,000.

Bond	£8,000
Fixtures & Fittings	£15,000
Legal fees	£3,000
Duty	£3,000
<b>Total</b>	<b>£29,000</b>

This is only an estimate and is subject to change pending final lease terms agreed. **(In addition sufficient funds will need to be available for any additional refurbishment works and as working capital).**

## 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.

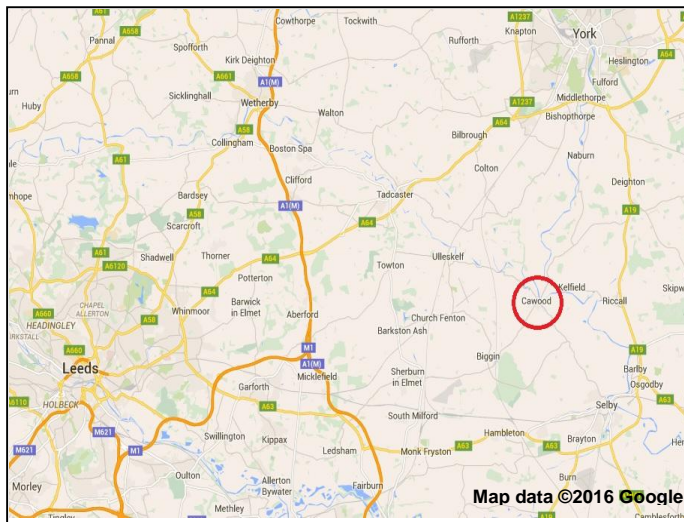
## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## FURTHER INFORMATION

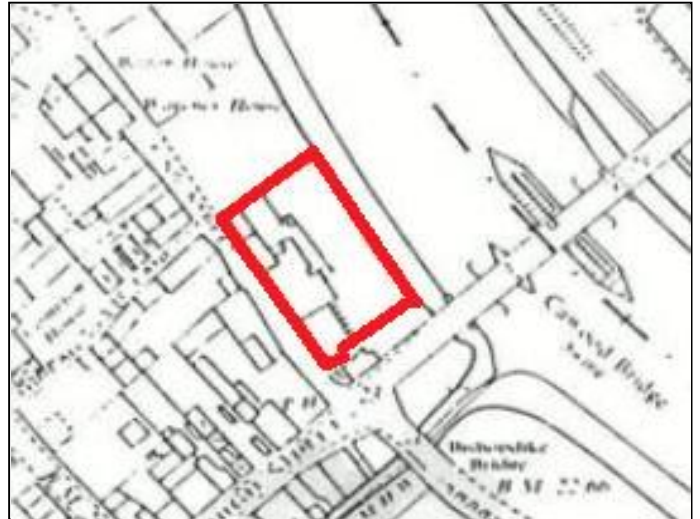
For further information please contact: Andrew Spencer at our Leeds office on 0113 234 0304 or email [andrew.spencer@fleurets.com](mailto:andrew.spencer@fleurets.com)

## LOCATION MAP



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## SITE PLAN



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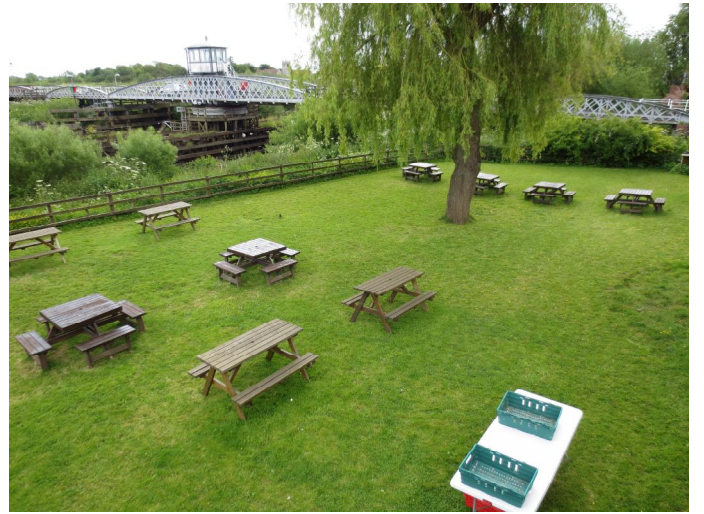
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