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Leisure Property Specialists



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Buck Inn

Buckden, Upper Wharfedale, Skipton, North Yorkshire BD23 5JA

Leasehold Nil Premium

- **Free of Tie lease**
- Located in the heart of the Yorkshire Dales
- 14 en-suite letting bedrooms
- Bar, lounge, dining area & restaurant (40)
- Separate staff & owners accommodation
- Beer garden, patio area & extensive parking

SOLE LETTING RIGHTS
REF: N-721802

VIEWING

Strictly by appointment only through Fleurets Leeds Office.

LOCATION

The Buck Inn is located in the village of Buckden which is approximately 18 miles north of Skipton and 16 miles south west of Leyburn. It is in the small village of Buckden which lies in the heart of Wharfedale which forms part of the North Yorkshire Dales National Park. It is close to a number of other hamlets and villages and lies on the main road from Grassington through to Aysgarth. Buckden is a very popular destination with walkers and tourists, particularly during the spring, summer and early autumn months but also benefits from a thriving local community.

DESCRIPTION

The property is a former 18th Century Inn and is a substantial detached property of stone construction, extending to two storeys with some single storey extensions mainly under pitched roofs. There is a car park for circa 20 cars and a raised beer patio area to the rear, there are also some outside storage areas.

TRADE

The Buck Inn is a long established and successful public house, catering for the local community and an extensive number of visitors to the area. It is currently closed for trade but offers an excellent opportunity for a new licensee to rebuild the business. It has the added benefit of a variety of potential income streams from wet sales, through food to accommodation. There may also be the possibility to cater for small wedding parties and other functions/ room hire business.

ACCOMMODATION

The accommodation briefly comprises:

Ground floor

Accessed via an entrance lobby from the car park, this leads through into the open plan main bar area which is served by a single corner wooden topped BAR SERVERY. To either side of the entrance are the two SNUG AREAS, with the right hand side being more geared towards the walkers with flagged flooring throughout, attractive feature stone fire place with wood burner, window seating and low stools set at loose tables. The left hand side snug is equipped with parquet flooring and more comfortable perimeter bench seating and chairs set at similar loose tables. There are further traditional and characterful features, such as its exposed stone work and another attractive open fire. Beyond this lies a LOUNGE BAR/ DINING AREA with seating on a mixture of perimeter benches and spindle back chairs. The RESTAURANT is located to the rear of the property and is currently laid out to cater for 40 - 50 covers, it has a mixture of carpeted and parquet flooring and some traditional exposed beam work. Additionally, there is small RESIDENTS LOUNGE to the front of the property.



First floor

There are two separate accesses leading up to this floor which has 12 LETTING ROOMS WITH EN-SUITE SHOWERS. These are currently configured as 7 DOUBLES, 3 TWINS and 2 FAMILY ROOMS.

Owners accommodation

This is located in a separate attached ANNEX at the rear, split over two floors and consists KITCHEN, LOUNGE, BATHROOM & BEDROOM.

Ancillary accommodation at this level includes LADIES and GENTLEMEN'S CUSTOMER TOILETS, CATERING KITCHEN equipped with a range of stainless steel fittings and appliances, WASH UP AREA, PREP AREA, WALK IN FRIDGE, OFFICE, STORAGE and access to the BEER CELLAR. There are also TWO EN-SUITE ROOMS, which are currently used as staff accommodation.



External

To the side and front of the property is a CAR PARK for approximately 20 cars with a raised BEER PATIO area to the rear and a further flagged area to the front of the car park. There is a STORAGE AREA to the rear which leads to a two storey OUTSIDE STORE and an additional SHED.

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 £50,000 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:

Mon – Sat 10:00am to 23:00pm

Sun 12:00pm to 22:30pm

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Craven District City Council. The VOA website shows the property has a 2010 Rateable Value of £25,500. The 2017 Rateable Value has been assessed at £23,750.

SERVICES

We are advised that the property is connected to mains gas, water and electric and has LPG fired central heating.

PLANNING & DEVELOPMENT

Please note this property lies within the Buckden conservation area and please note this property is Grade II Listed.

Suite 8b Joseph's Well, Westgate, Leeds, LS3 1AB

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MINIMUM CAPITAL REQUIRED

The following is a guide on estimated ingoings needed to secure the premises working off a guide rent of £50,000.

| | |
|-----------------------|----------------------|
| First Quarters Rent | £12,500 |
| Fixtures & Fittings | To be advised |
| Wellington Legal Fees | £1,500 |
| Duty | £3,000 |
| Total | To be advised |

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.

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

VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

ON MARKET / HOTELS REVIEW

Topical articles and advice about market issues along with advert style details of the HUNDREDS of properties we have for sale and to let are contained in our on line brochures ON MARKET and HOTELS REVIEW. Call your local office or visit www.fleurets.com/on-market for details.

EPC

The property has an EPC rating of D.

FURTHER INFORMATION

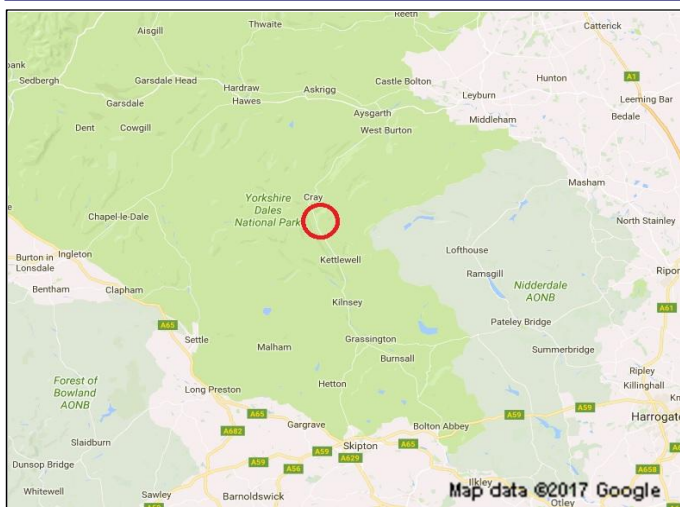
For further information please contact: Andrew Spencer at our Leeds office on 0113 234 0304 or email andrew.spencer@fleurets.com

DISCLAIMER

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LOCATION MAP



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