THE HORSE AND HOUND

Main Street, Kirk Deighton, Wetherby, LS22 4DZ

FREEHOLD: £560,000 | REF: 5455574

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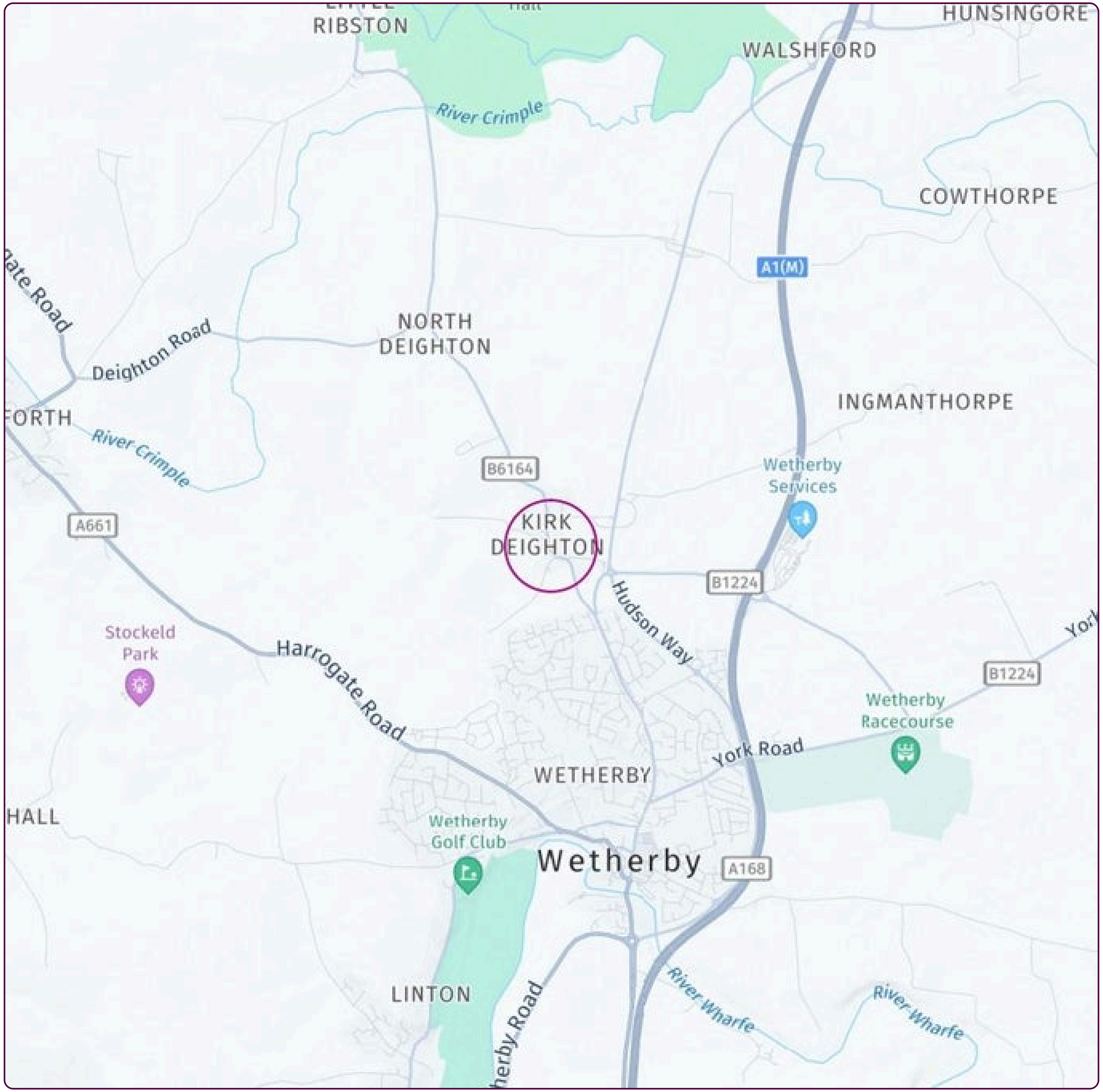
KEY HIGHLIGHTS

- Pub Investment for sale with Lease until 2033
- Rent £46,371 pa
- Established Multi Operator In situ
- Affluent Village Location
- 3 bedroom living accommodation above
- Net Initial Yield c.7.8% | Energy Rating C

LOCATION

The property occupies a prominent roadside position on Main Street within the attractive North Yorkshire village of Kirk Deighton, approximately 3 miles west of Wetherby and with excellent access to Harrogate, Leeds and York via the A1(M) motorway network.

The surrounding area comprises a mixture of affluent residential housing, rural villages and countryside attractions. The pub also benefits from its position on popular walking routes connecting Wetherby, Spofforth and Kirk Deighton, generating additional passing trade from walkers and visitors throughout the year.



DESCRIPTION

The Horse & Hound is a well-presented independent free house located in the sought-after village of Kirk Deighton. Formerly known as The Bay Horse, the business has recently been rebranded whilst continuing to trade as a quality food-led village pub serving locally sourced produce, cask ales and an extensive wine selection. The operation enjoys a loyal local following together with destination dining trade from the wider Wetherby and Harrogate catchment.

The business offers a popular all-day food proposition, including traditional pub classics, seasonal specials and highly regarded Sunday roasts. The pub also benefits from regular community events including a bi-weekly quiz night, helping to reinforce its position as an important local hub.

INTERNAL DETAILS

A substantial detached public house that has been well maintained and trades from characterful premises that combine traditional pub features with a high-quality food-led environment.

The business provides a variety of customer trading spaces, briefly comprising:

- Main bar area
- Restaurant dining areas
- Informal drinking and eating spaces
- Commercial catering kitchen
- Customer WC facilities
- Ancillary stores and service areas
- 3 bedroomed living accommodation

The trading style is firmly food-led with a strong emphasis on quality dining, Sunday lunch trade and an extensive drinks offer.

EXTERNAL DETAILS

External customer trading areas provide additional seating capacity and seasonal trading opportunities.

The property's village location and proximity to popular countryside walks make it well suited to outdoor food and beverage trade

THE OPPORTUNITY

The Horse & Hound presents a rare opportunity to acquire a secure, income-producing freehold investment in one of North Yorkshire's most desirable village locations. The property is let to an experienced multi-site hospitality operator who has been in occupation since 2017 and has demonstrated a sustained commitment to the business and location.

The tenant entered into a new 10-year lease commencing on 26 February 2023, providing income security through to February 2033. The lease produces a passing rent of £46,371 per annum, with a tenant-only break option in February 2028, subject to six months' notice. The rent review mechanism is linked to RPI, benefiting from a minimum 1% and maximum 4% annual collar and cap, providing an element of inflation protection whilst maintaining affordability for the occupier.

The lease is contracted within the security of tenure provisions of the Landlord & Tenant Act 1954 and is drawn on full repairing and insuring style terms, with the landlord arranging insurance and recovering the premium from the tenant. The permitted use allows for operation as a public house with ancillary residential accommodation.

INVESTMENT SUMMARY

Lease Term -10 years
Start Date - 26 Feb 2023
Expiry Date - 25 Feb 2033
Rent - £46,371 pa
NIY - c7.8%
Rent Review - 26 Feb 2028
Review Basis - RPI linked (1%-4% collar/cap)
Break Clause - Tenant only
Break Date - 25 Feb 2028
Notice Required - 6 months
Security of Tenure - Inside LTA 1954
Repairing Liability- FRI-style

TENURE

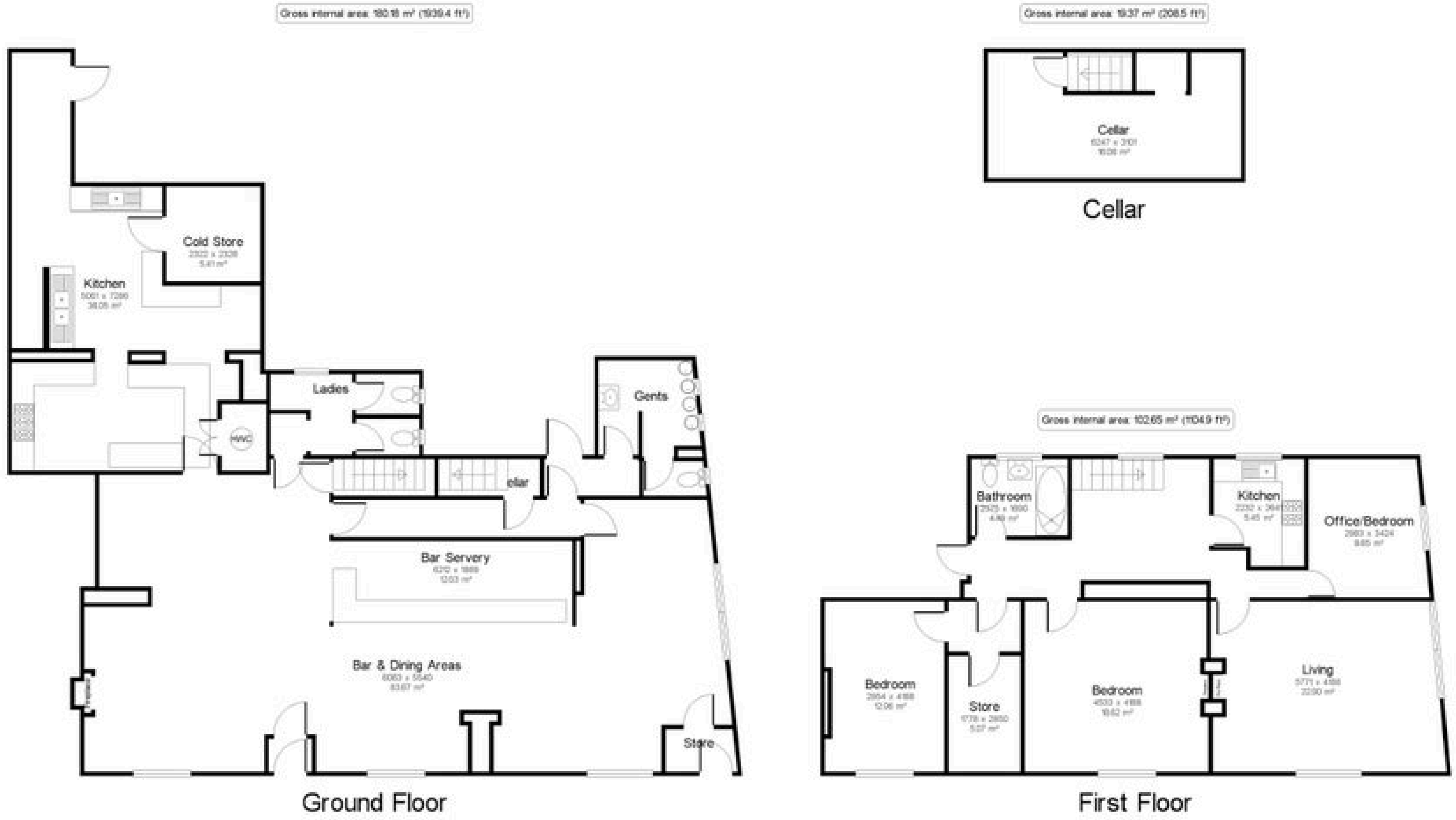
Freehold

BUSINESS RATES

The Rateable Value is £31,000 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence


Gross internal area: 180.18 m² (1939.4 ft²)
Cold Store
Kitchen
Ladies
HWC
Gents
ellar
Bar Servery
Bar & Dining Areas
Store
Ground Floor
Gross internal area: 19.37 m² (208.5 ft²)
Cellar
Cellar
Gross internal area: 102.65 m² (1104.9 ft²)
Bathroom
Kitchen
Office/Bedroom
Bedroom
Store
Bedroom
Living
First Floor

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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