



Helwith Bridge Inn

Ref: 5455469

Austwick Road, Helwith Bridge, Settle, BD24 0EH

Freehold: £350,000

Net Profit of £88,227 Y/E Apr 22

Same ownership for 9 years

Planning for 3 bedrooms to be constructed

4 bedroom owner's accommodation

£309,000 Turnover Y/E Apr 2022

Energy Rating C



Description

Helwith Bridge Inn is a traditional, independently owned, free house, real ale pub. The building of the Helwith Bridge Inn dates back to the 1820s when it was built as a canteen for the local quarry workers. It has been a public house since the 1870s when the adjacent railway line was built.

Location

The pub is set in the heart of the Yorkshire Dales National Park, some two miles from Pen-Y-Ghent, the first ascent on the Yorkshire Three Peaks Challenge. Backing on to the River Ribble and the Settle to Carlisle Steam Railway line, the Helwith Bridge Inn is the perfect place to stop off or make as your base whilst you enjoy the many activities and scenery of Ribblesdale. The pub is a haven for amongst others; walkers, cavers, climbers, cyclists and campers; as well as being a meeting place for the locals of Helwith Bridge and Horton in Ribblesdale. The pub is approximately five miles from Settle, nine Miles from the village of Malham and six miles off the A65, which leads to the Lake District and North Yorkshire.





Internal Details

The property comprises of three main rooms to the first floor. The bar area consists of a main bar with open fire and seating for 30. The restaurant area has 30 covers and next to that is an equally sized games room that could allow the extension of the current restaurant. There is also a snug accessed from the main bar area.

Ancillary areas include a commercial catering kitchen, customer toilets and cellars.

Fixtures & Fittings

All fixtures and fittings are owned by the current owners except for a remaining three year lease on a dishwasher and the cooler system in the cellar. Fixtures and fitting are included in the sale except for the clients personal belongings.





External Details

The property is based on a large plot of land with a car park to the front and terraced space to rear over looking the River Ribble and The Helwith Bridge with the Settle Carlisle Steam Railway running along the opposite bank.

Motorhomes are currently advertised to be able to stop over for one night in the car park and their is a field adjacent (not owned by the pub) where campers stay. There are five premises next to the pub, two of which are holiday lets. All of this provides additional income for the business.

Owner's Accommodation

The first floor comprises of living space, with a living room, shower room and four bedrooms. This was formerly letting rooms and is currently used by our clients as living accommodation, but could be converted back to letting rooms if required.

Other Property

There is a four person bunk building, Hotel Paradiso, on the site that is available to lease by the purchasers of the pub, for £100 per annum.



The Opportunity

The Helwith Bridge Inn is situated in an ideal location in the Yorkshire Dales National Park. Cycle races, the Yorkshire Three Peaks Challenge, other sites such as Malham cove and the lake district are all on its doorstep. The business has been run by our clients for the last nine years and they have consistently turned over in excess of £230,000 (excluding financial year 2020/21) and made a net profit of around £40,000. In 2022 the business had its best year since COVID-19 and achieved £309,777 turnover with £88,227 net profit. The sellers have been running the business with minimal marketing and on limited staff and hours, therefore there is plenty of scope to grow the business. The four bed accommodation was formerly used as letting accommodation and could be converted back to add an additional income stream. The position is desirable and will appeal to existing operators and lifestyle buyers looking to move to the Dales. Additionally planning permission has been approved for the erection of a separate building in the car park for 3 additional en suite bedrooms.

Trading Information

Year ending April 2019; turnover £236,397, net profit £37,056.
Year ending April 2020; turnover £207,202, net profit £39,553.
Year ending April 2021; turnover £140,179, net profit £31,942.
Year ending April 2022; turnover 309.777, net profit £88,227

Staff

Our clients currently run the business with the assistance of four part-time members of staff.

Trading Hours

Monday to Sunday 12pm - 11pm

Food Served;

12pm-3pm and 5pm-9pm Monday to Friday

12pm-9pm Saturday

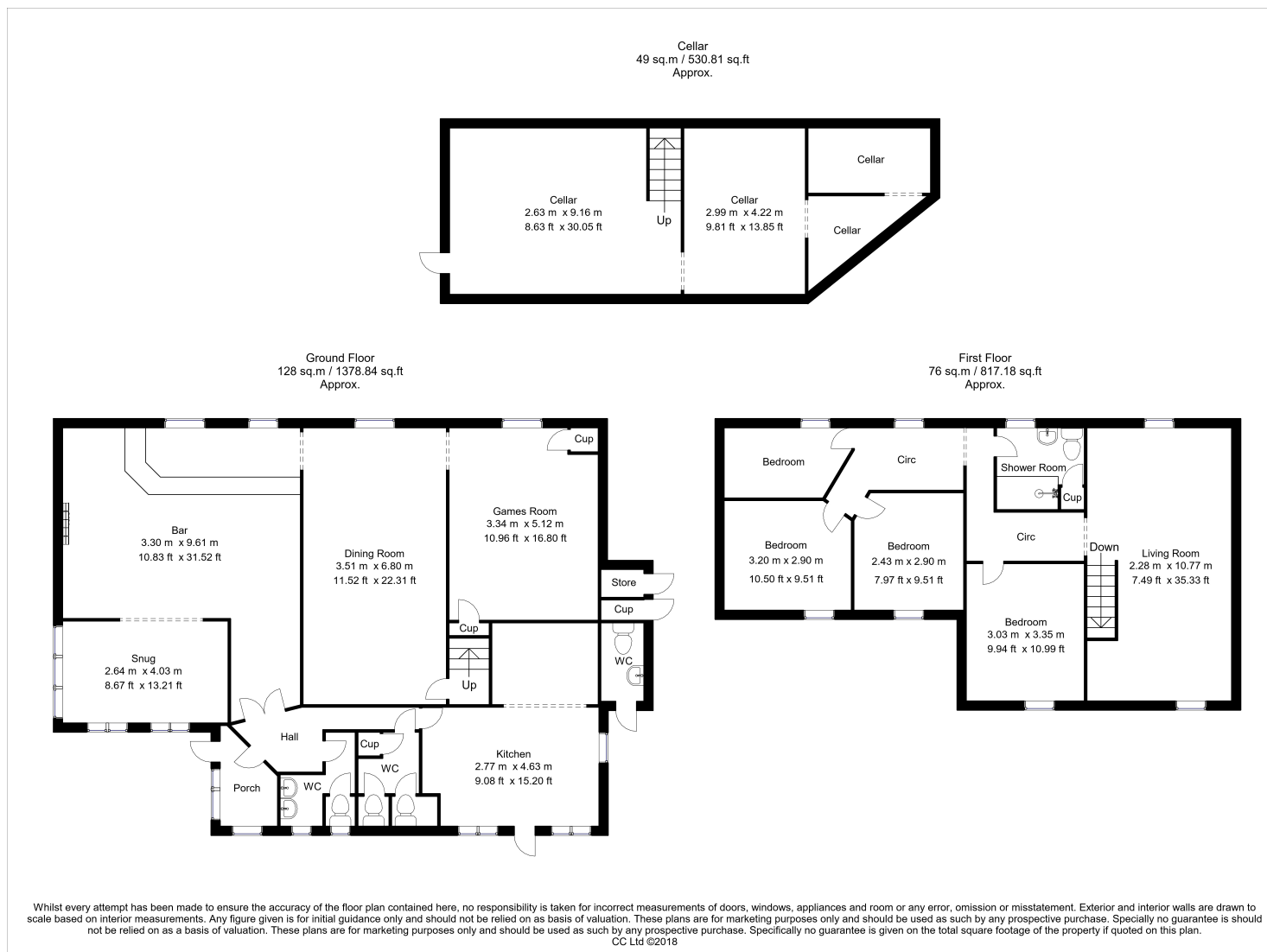
12pm-7pm Sunday

Planning Permissions

Full planning permission for erection of single storey detached building to provide serviced accommodation for the hotel (3 ensuite bedrooms), installation of an air source heat pump, integrated solar panels and provision of 3 no. parking spaces with EV charging points

Confirmation of business rates payable should be obtained from the local authority.

Premises licence.



Customer Due Diligence Checks

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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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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