



The Tickled Trout

*Church Street, Bilton-in-Ainsty
York
YO26 7NN*

Freehold: £695,000

Ref: 5455472

KEY HIGHLIGHTS

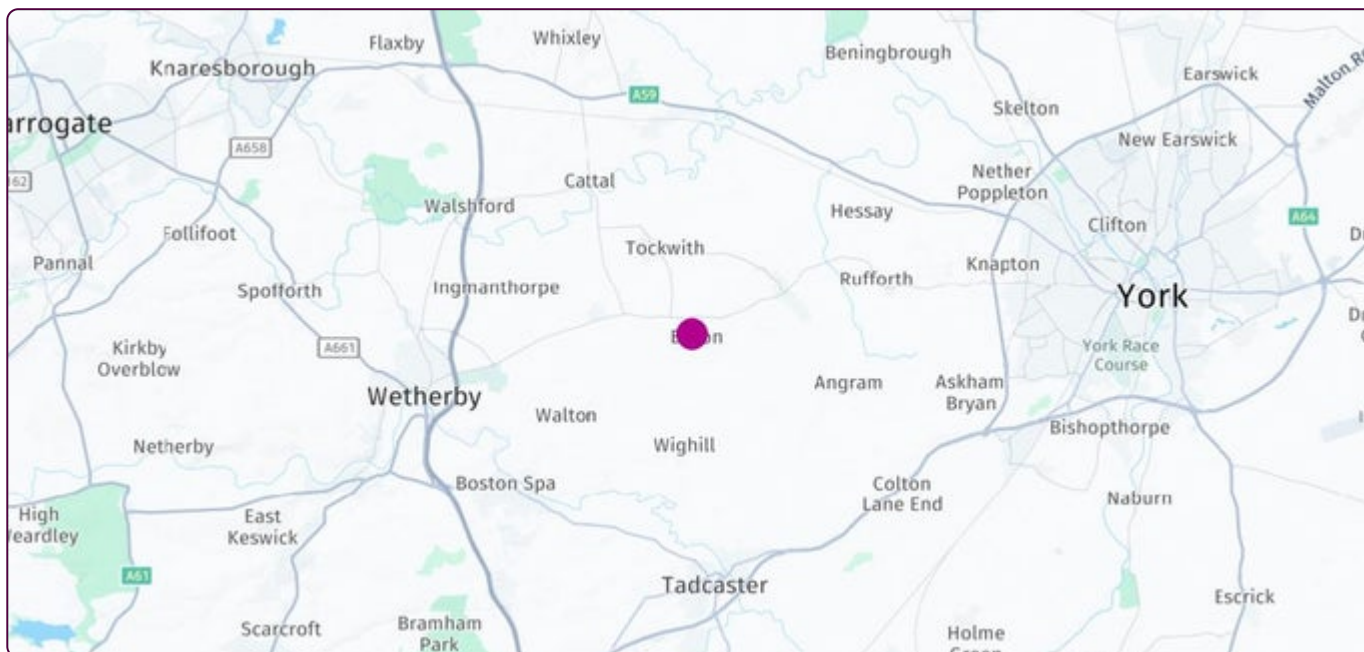
- Superb, immaculately presented Country Inn
- 90 seated covers across numerous trade areas
- 5 stunning ensuite letting bedrooms
- T/O year end 31.03.26 £966,282 net of VAT
- Outside seating for 80 + car parking for 35
- Energy rating C



LOCATION

The Tickled Trout is situated in the affluent and extremely sought after village of Bilton-in-Ainsty, within north Yorkshire's infinitely desirable Golden Triangle. The market town of Wetherby is circa six miles west and the historic city of York, just 10 miles east. Slightly further afield but still a short drive away, Harrogate is around 15 miles west and Leeds 18 miles south west.

The village is quaint and peaceful, whilst being surrounded by an exceptionally well connected road network with access to the A1(M), A59 and A64 within just a few minutes.



DESCRIPTION

The Tickled Trout offers itself as a beautiful Yorkshire Country Inn with boutique rooms, flagstone floors, open fires, big rugs and oak panelling. A brilliant example of a traditional Yorkshire pub which prides itself on an exceptional food offering, making use of the best local produce.



INTERNAL DETAILS

The ground floor is subdivided into numerous trade areas with a mixture of seating styles, all of which blend into one another, but have the ability to be sectioned off if necessary. This provides an element of flexibility and versatility to the dining areas. There is a small bar area which is frequented by locals, and a small compact coffee bar which also serves as the hotel reception area.

Ancillary areas include a large, fully fitted commercial grade catering kitchen, walk-in fridge, various stores, cellar and customer toilets.

THE OPPORTUNITY

The Tickled Trout presents a fantastic opportunity to acquire an extremely well performing business which has recovered phenomenally well since reopening in May 2021. The current operators have established an enviable reputation since acquiring the pub back in 2018.

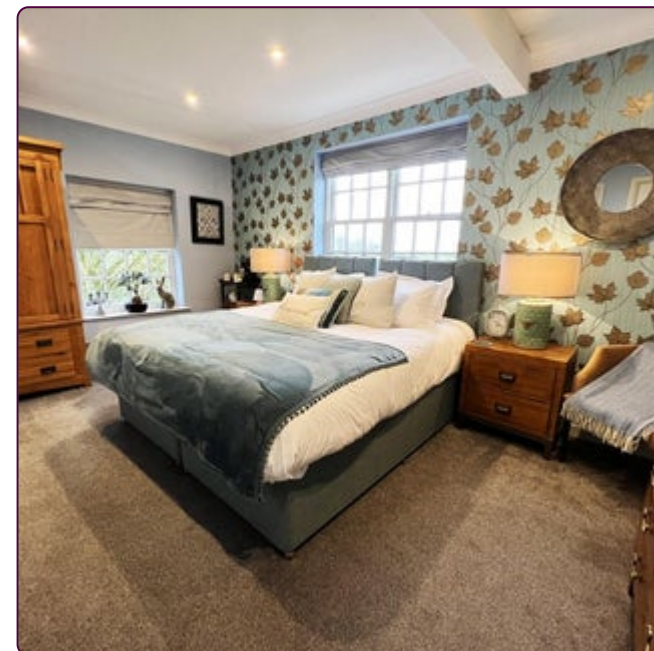


LETTING ACCOMMODATION

At first floor level are five, letting bedrooms, all with king sized beds and ensuite bathrooms. They are very tastefully decorated to the highest standard and are in-keeping with the style of the operation.

OWNER'S ACCOMMODATION

There are two bedrooms at the opposite end of the first floor to the letting rooms, currently occupied by staff.





FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our client.

STAFF

The business is owner operated by a husband and wife team who are accompanied by a strong team of full and part-time staff.

TRADING HOURS

The business trades seven days a week:

12.00 noon to 10.00pm



EXTERNAL DETAILS

Externally the pub boasts a combined 86 seats across a number of trading areas. There is a covered outdoor dining room with seating for 16 customers.

Additionally, there is a Moroccan Bedouin tent seating 15 people and equipped with log burners which is available for exclusive use.

Furthermore, there are four, four seater table and chairs with large parasols and four, six seater picnic benches on the lawned area to the front edge of the site.

To the rear of the pub is a wood-fired pizza oven which serves customers in the trade garden, as well as local residents on a take-away basis.





TRADING INFORMATION

Turnover year end 31.03.26 £966,282 net of VAT.

Full accounts can be provided to seriously interested and proceedable parties upon request.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £21,000.

Confirmation of the actual rates payable should be sought from the relevant Local Authority.

REGULATORY

Premises licence.





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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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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