



WOODMAN INN

16 Main Street, Bishopthorpe, York, YO23 2RB

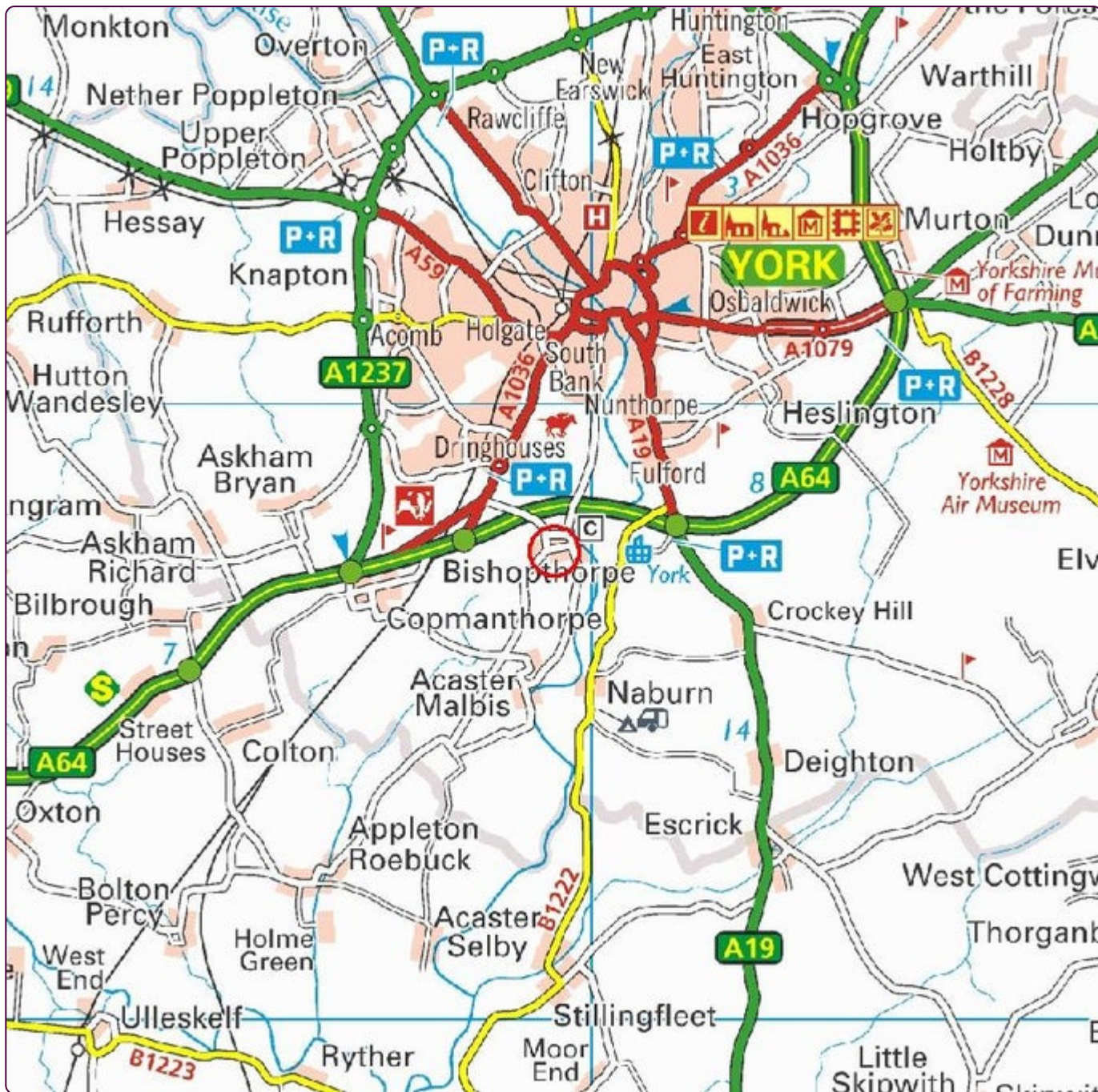
LEASEHOLD: £180,000 ANNUAL RENT: £69,000 | REF: 5455556

KEY HIGHLIGHTS

- Lease until 2048
- Rent £69,000 + VAT pa
- T/O in the region of £10,000pw
- Large Beer Garden with Play Area
- Ideal affluent location on the edge of York
- EPC Rating C

LOCATION

Bishophthorpe is approximately 3 miles south-east of York city centre, within a well-established residential village community of circa 3,200 residents. The average price for a property for sale in Bishophthorpe is £368,589. This amount is 15% higher than the average price in York according the Rightmove.





DESCRIPTION

The Woodman Inn is a traditional pub with a large beer garden in a highly affluent suburb of York. Bishopthorpe boasts a busy high street and has been able to keep a number of hospitality businesses open and busy even during difficult economic times. The large beer garden has an unused area behind it, in addition to space for over 100 clients alongside its purpose built climbing frame.

The interior of the pub is traditional with a modern twist. Offering high quality, but realistic and deliverable, pub menu which has proved to continue to be popular with customers since the current owners took over the site in 2019.

Upstairs there is a mangers flat which offers great value accommodation in a prime location, or an opportunity to create letting rooms or rent the flat out separately, or potentially to staff.

INTERNAL DETAILS

- 60 Covers Internally
- Large Commercial Kitchen
- Customer Facilities
- Standard Ancillary Areas
- 3 Bedroom Accommodation above the pub

OWNER'S ACCOMMODATION

- 3 Double Bedroomed • Accommodation
- Living Room
- Kitchen Dining Space
- Bathroom

THE OPPORTUNITY

The Woodman Inn offers a unique opportunity for any publican looking to take on a long lease for a well established pub in a prime location. With the opportunity to live above it offers any potential purchaser the chase to work and live in a fantastic location.

The outside space offers a huge amount of potential, with the opportunity to offer an all year round offering by developing that area for multiple, or all weather uses. This pub is a true gem that the local community continue to support and attend.

There is the additional option to purchase the freehold with the current owner looking for offers in the region of £750,000.

TRADING HOURS

Monday
Closed

Tuesday to Saturday
12.00pm - 10.00pm

Sunday
12.00pm - 6.00pm





TENURE

Leasehold

TENANCY

- Rent £61,800pa
- Lease runs to 2048
- Private Landlord

BUSINESS RATES

The Rateable Value is £29,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License

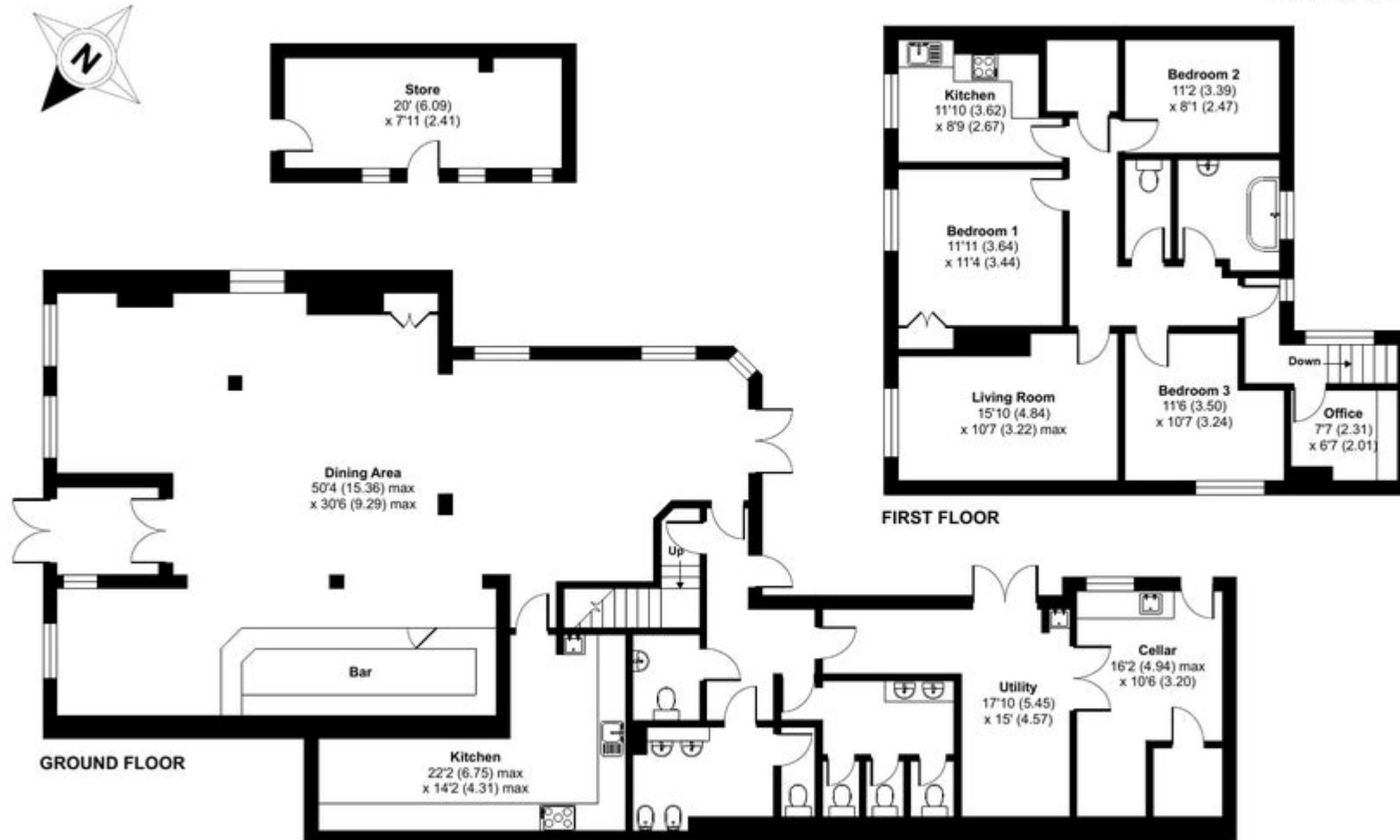
Woodman Inn, 16 Main Street, Bishopthorpe, York, YO23

Approximate Area = 3151 sq ft / 292.7 sq m

Store = 160 sq ft / 14.9 sq m

Total = 3311 sq ft / 307.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1325767



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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