



The Windmill Inn

Ref: 5455451

Main Street Linton, Wetherby, LS22 4HT

Leasehold: £60,000, Annual Rent: £60,000

Tied Lease on beer only

Situated in a very desirable village

Two letting rooms

Two bed owner's accommodation

Outdoor seating for over 100 people

July 22 to Mar 23 Turnover £506,373 EPC Exempt



Nestled in the heart of beautiful Linton, near Wetherby, stands the 460 year old Windmill Inn, proudly packed full of old English character, with its rustic wooden beams, charming stone floors and welcoming staff. The Windmill Inn is a popular, traditional public house and has an excellent reputation locally and often has the privilege of welcoming some famous faces from popular Yorkshire television programmes.

Location

Linton is a highly desirable village situated just outside of Wetherby, close to Leeds and Harrogate, in West Yorkshire.

Internal Details

The pub has two bars and multiple areas to seat customers for drinks or food. The main restaurant area has 55 covers and looks out onto the large beer garden. Internally there are working fire places and some great character features. There is also a working commercial kitchen.

The property has been well maintained over the tenure of the current owners. The lease is a fully repairing lease.





Fixtures & Fittings

We have been advised that all of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

Letting Accommodation

THE HAYLOFT AND THE BOTTLE STORE

The Windmill Inn is proud to have two 4* AA rated boutique bed and breakfast apartments, nestled into either side of the stone arches where the old stables used to stand. The newly renovated barn conversions boast spacious living rooms, bedrooms and bathrooms spread over two floors.





External Details

Seating for 130 externally as well as a 50 vehicle car park.

Owner's Accommodation

There is a two bedroom apartment above the pub that is currently occupied by the owners family.

The Opportunity

Winner of multiple awards, such as Community Pub of the year, The Windmill Inn is the hub of the community and the only pub in what is known as one of the most desirable villages to live in the UK. Tied to Star Bars & Pubs for beer only, there is ample opportunity for other revenue streams, including the two bedroom flat, two letting bedrooms, the 55 cover restaurant and the large outdoor area with additional land at the bottom of the 50 space car park. The premises also has a wedding licence and is host to a number of weddings every year.

The current owner has established The Windmill Inn as the hub of the community over the last 21 years and is selling because they are retiring.



Trading Information

Accounts are available on request.

The business turned over circa £800,000 in 2019.

July 2022 to March 2023 - Turnover of £506,373 - Average of £13,000 p/w
60/40 Wet Dry Split

Development Potential

There is land at the bottom of the car park. It would be worth looking into options to develop this area further, subject to obtaining the necessary planning consent.



Trading Hours

DRINK OPENING TIMES

Monday

Lunch 10am – 3pm

Dinner 5pm – 10pm

Tuesday – Thursday

Lunch 10am – 3pm

Dinner 5pm – 11pm

Friday – Saturday 10am – 11pm

Sunday 10am – 10pm

FOOD OPENING TIMES

Monday to Thursday

Breakfast 10am – 12pm

Lunch 12pm – 2pm

Dinner 5pm -8pm

Friday & Saturday

Breakfast 10am – 12pm

Lunch 12pm – 2pm

Dinner 5pm – 8.30pm

Sunday

Breakfast 10am – 12pm

Lunch 12pm – 6pm



Business Rates

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



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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