



# WOODMAN INN

16 Main Street, Bishopthorpe, York, YO23 2RB

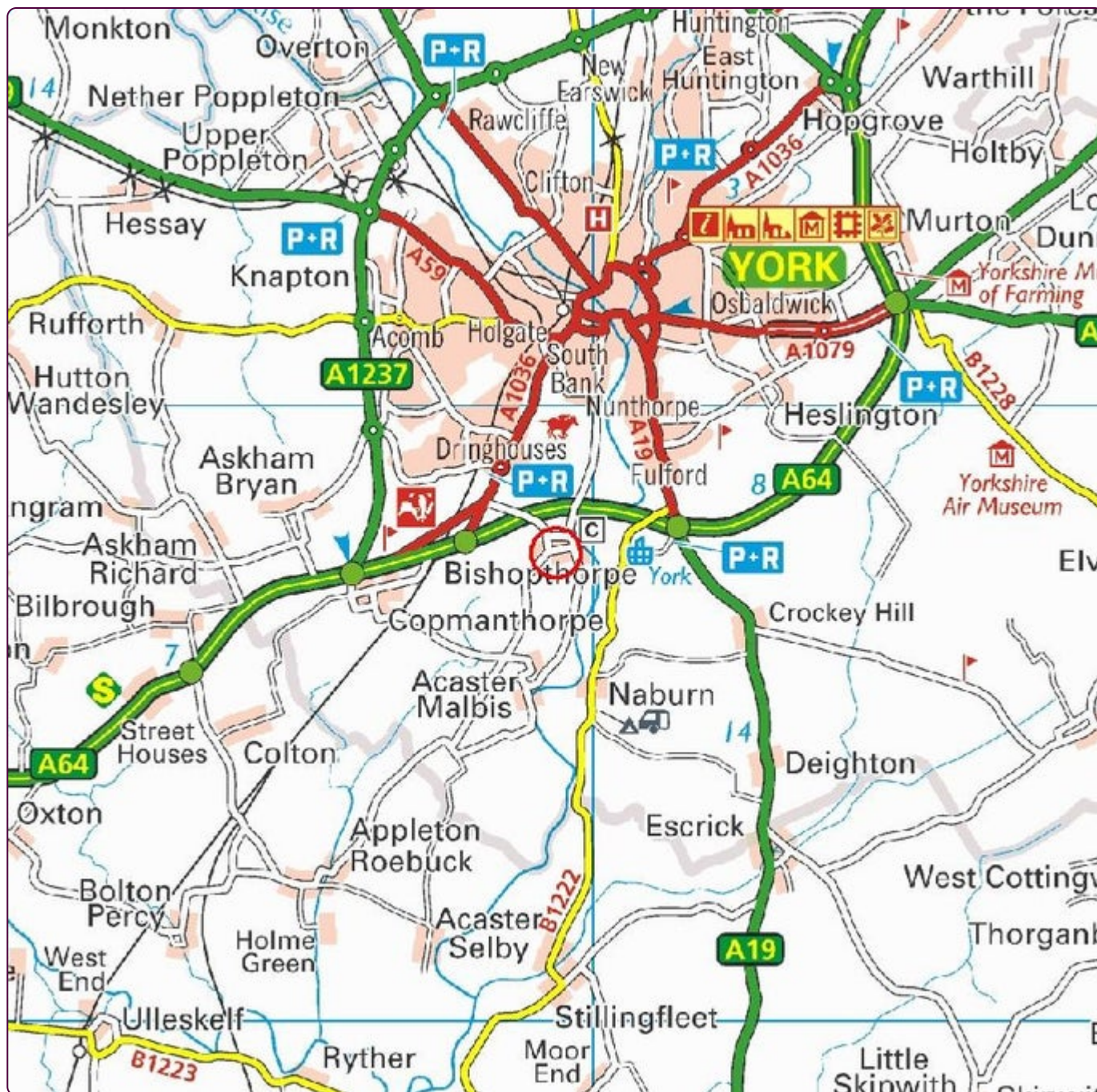
LEASEHOLD: £180,000   ANNUAL RENT: £68,100   |   REF: 5455556

## 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

Bishopthorpe 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 Bishopthorpe is £368,589. This amount is 15% higher than the average price in York according to 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

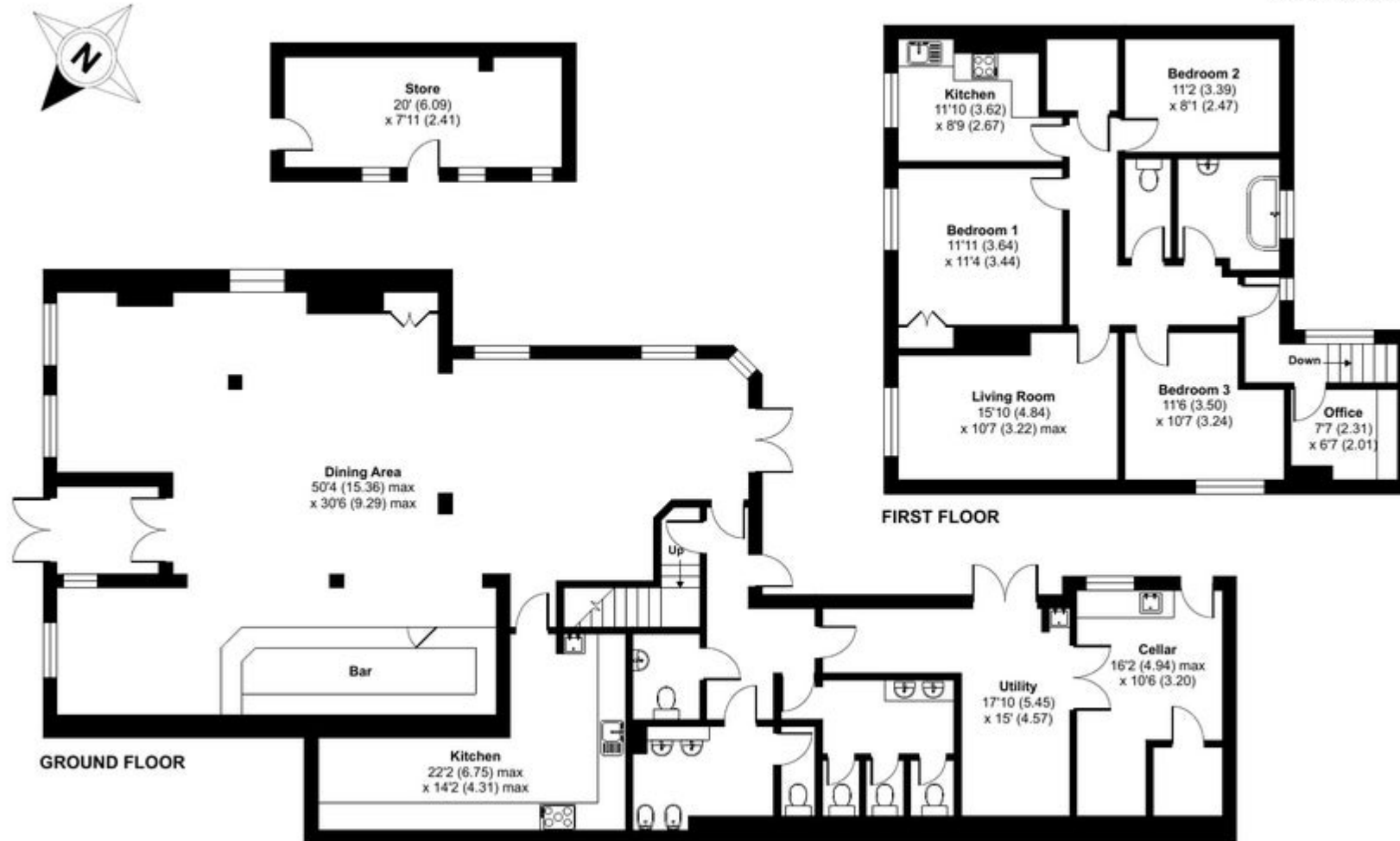
# Woodman Inn, 16 Main Street, Bishopthorpe, York, YO23

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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### 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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#### CONDITIONS OF SALE

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