



The Board Inn

Ref: 5455520

Village Green, Lealholm, Whitby, YO21 2AJ

Freehold: £525,000

Leasehold: £20,000, Annual Rent: £32,000

Bar (20) & Lounge (18) & Restaurant (30)

5 Bedrooms / 2 Bed Owners Accom

100 external covers, patio overlooking river

Idyllic setting in National Park Village

Popular tourist setting

10 year free of tie Lease/3 year option to purchase by Agreement. EPC Rating D.



The Board Inn is a local family run establishment of traditional Herringbone cut sandstone built Country Inn, c.1742, with locals bar and restaurant, as well as an abundance of outside seating.

Situated at the heart of a North York Moors National Park village, and close to the Heritage Coastline, the pub is popular with locals and tourists alike, serving fine ales and good food overlooking the River Esk.

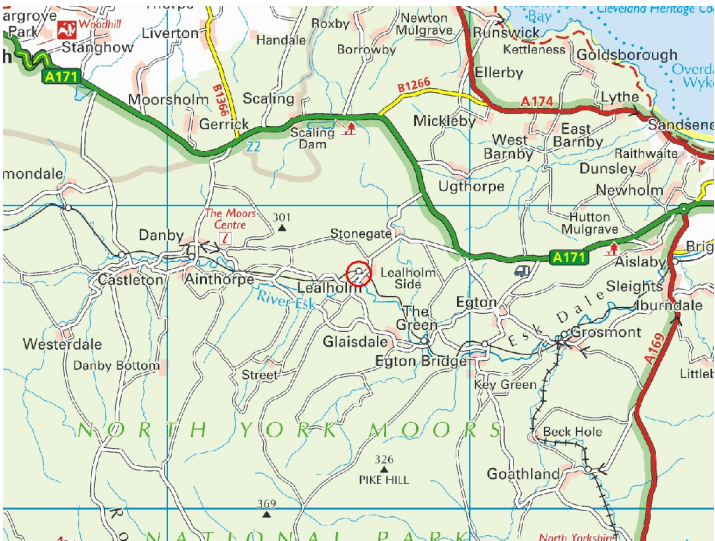
Location

The business is located in the attractive scenic village of Lealholm and set within the North York Moors National Park and on the Esk Valley Railway. The village lies just 10 miles inland from the popular coastal town of Whitby on the North Yorkshire Heritage Coastline, which is easily accessed by road and rail.

The village and indeed the pub itself is sited as a crossing point on the River Esk.

The Opportunity

The Board Inn is a versatile and malleable business as has been demonstrated during the pandemic. It benefits from security via multiple income streams in terms of food, beverage and accommodation sales and is situated in a popular tourists setting, as well as being very well supported by the village community.



Internal Details

A traditional pub with a lot of character offering a warm and friendly atmosphere. The bar (20), lounge (18) has a mixture of seating, and the restaurant seats 30.

The business model changed significantly as a result of the pandemic. The Board Inn operated a small bar/dining room (20 covers), with the former restaurant and letting bedrooms being separated off to create a self-contained holiday let with private bar/dining room and lounge, with six bedrooms, four of which are ensuite, two with private bathrooms and their own lounge.

Now that the pandemic is behind us, the owners have reverted to type and operate the pub-restaurant with five letting bedrooms and is trading very well.

The business having performed well under both operating models demonstrates its versatility and resilience to challenging market conditions.

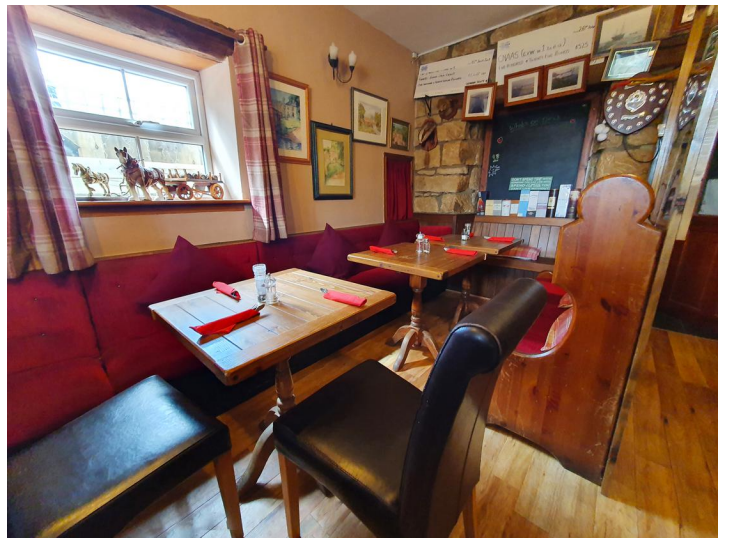
Fixtures & Fittings

Freehold - all fixtures and fittings are included in the sale apart from any items personal to our clients.

Leasehold - all fixtures and fittings will be retained by the owners and the incoming tenant will be responsible for repair, replacement and maintenance during their tenure.

Regulatory

Premises License



Letting Accommodation

There are five letting rooms with the top floor used as owners accommodation but this can be adapted to create seven letting rooms.

2 x compact ensuite double rooms with Jacuzzi hypo therapy bath, and one with Village Green views.

3 x bedroom suites with large ensuite bedrooms and sofa lounge.

2 x bedrooms on the second floor with shared family bathroom, kitchenette facilities, sofa area and stunning views of the countryside.





To Let

The property is available on a leasehold basis, on the following terms:

Ingoing Premium: £20,000 (to include business goodwill & the leasehold interest)

Lease Term: 10 years (potentially longer if desired for the appropriate tenant)

Commencing Rent: £32,000 per annum

Rent Payable: Quarterly in advance

Rent Deposit: 3 months rent to be held on account by Landlord in deposit account

Rent Review: every third anniversary of the lease, upwards only to market rent/linked to RPI (whichever the greater)

Terms: Full repairing & insuring terms

Insurance Rent: Landlord to insure the building and recharge the insurance premium to the tenant

Fixtures, Fittings & Equipment: Landlord to retain ownership of all, with tenant being responsible for repair, replacement and maintenance.

Staff

The business is currently owner operated by a husband and wife team.

Trading Information

The business is currently trading at c. £5,000/£6,000 per week (net of VAT) on average, with the trade split being 50% wet, 17% food and 33% letting rooms.



External Details

There is a decked area to the side by the River with seating c.24, an area to the front and right seating c.60 with the River bank area seating c.16.

The use of the Village Green, by permission of the Danby Court Leet for provision of seating chairs and tables by application, green free for all to picnic/sit on decking chairs etc. Free to be used by the public and includes a quoits pitch which our clients host quoits games every Monday and Thursday night through the season.





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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Newcastle



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.



For full information on Christie Insurance please call 03330 107189