



# The White Horse Inn

Ref: 5455487

West End, Ampleforth, North Yorkshire, YO62 4DX

Leasehold: Nil Premium, Annual Rent: £29,067

Seating for c.45 covers

3 well appointed ensuite letting rooms

Turnover for 8 months c.£158,000

Parking to rear for c.20 vehicles

Outside bar with terrace for c.25

Nil Premium. Energy Rating D

10 year, free of tie lease from July 2021





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## Description

A quintessential village inn with three stylish en suite B&B rooms, serving fantastic drinks and homemade food with a friendly welcome.

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## Location

Located on West End, the main road running through the highly desired and affluent village of Ampleforth, which sits on the western edge of the North York Moors National Park and north of the Howardian Hills Area of Outstanding Natural Beauty. The English Heritage site, Byland Abbey is less than three miles west of the pub and welcomes thousands of visitors each year.

The village is easily accessible via the A19 and A170 which provides access to popular market towns such as Thirsk and Helmsley. The Cathedral City of York is only circa 20 miles south.



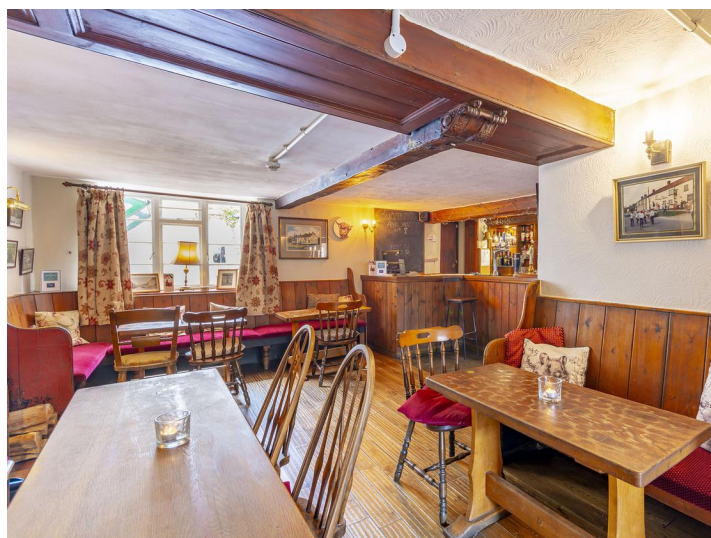
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## Internal Details

The main ground floor trading area is split into a number of different rooms. As you come through the main entrance, immediately in front and to the left is a bar for c. 35 customers (including c.15 covers for diners), frequented and well supported by locals and to the right is a cosy snug area for six.

The dining room is split into two sections, the first room has capacity for up to 16 customers, and through an open doorway is a slightly more modern and contemporary room able to hold up to 10 customers, which is often booked for small functions/occasions.

Ancillary areas include, a fully equipped commercial grade catering kitchen, beer cellar and customer toilets.











## Letting Accommodation

At first floor level are three newly decorated and well appointed bed & breakfast rooms, all of which are doubles with ensuite facilities.

The former residents lounge has recently been converted into further letting accommodation comprising one bedroom, kitchen and bathroom.

This could equally be utilised as owners accommodation.

## Fixtures & Fittings

Fixtures & fittings are included with the exception of items that are personal to our clients.





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### External Details

The property benefits from a newly refurbished rear terrace with seating for circa 25 customers, serviced by a newly installed outside bar.

There is parking for circa 20 vehicles on a newly tarmaced car park to the rear.

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### Owner's Accommodation

There is a self-contained letting bedroom with kitchen and bathroom which could be utilised as owners accommodation.



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### The Opportunity

The White Horse Inn provides an excellent opportunity for an owner-operator to take on a business which benefits from security of income via food, beverage and accommodation income. It's location in an affluent village setting means it is well supported by local customers, but also benefits from lots of tourist trade, particularly in the summer months.

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### Trading Information

The business has performed well since re-opening post-covid and management accounts for the period 20.07.2021 - 31.03.2022 show a net turnover of c.£158,000.

Full accounts can be provided to seriously interested parties on request.

Historic, pre-covid trading information is also available.

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### Staff

The business is currently run by a husband & wife team who are accompanied by a team of staff. Further details can be provided on request.

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### Trading Hours

Monday - 5.00pm to 8.30pm

Tuesday - closed

Wednesday - 5.30pm to 10.30pm

Thursday - 12.00pm to 2.00pm and 5.30pm to 10.30pm

Friday and Saturday - 12.00pm to 11.00pm

Sunday - 12.00pm to 9.00pm



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**Tenure**

The property is held on a free of tie lease, on fully repairing & insuring terms, commencing 20th July 2021. The Landlord is a local individual.

The passing rent is £29,067 per annum, payable monthly in advance.

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**Business Rates**

The Rateable Value as per the April 2017 list is £11,000. Confirmation of actual Rates payable should be sought by the local authority.

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**Regulatory**

Premises Licence



Outside Bar  
2.03 m x 2.65 m  
6.66 ft x 8.73 ft

Outside Store  
4.68 m x 5.34 m  
15.35 ft x 17.52 ft

This floor plan shows a 4-bedroom house with a lounge, kitchen, and two bathrooms. The layout includes a central staircase with a 'Down' arrow, a lounge area, a kitchen with a sink and stove, and four bedrooms of varying sizes. Two bathrooms are located at the top of the plan. The dimensions for each room are provided in both meters and feet.

| Room                   | Dimensions (m)  | Dimensions (ft)     |
|------------------------|-----------------|---------------------|
| Bedroom (Top Left)     | 2.49 m x 5.43 m | 8.14 ft x 17.81 ft  |
| Bedroom (Top Right)    | 3.28 m x 3.52 m | 10.76 ft x 11.55 ft |
| Bedroom (Bottom Left)  | 3.20 m x 4.28 m | 10.50 ft x 14.04 ft |
| Bedroom (Bottom Right) | 4.28 m x 4.57 m | 14.04 ft x 14.99 ft |
| Lounge                 | 4.28 m x 4.57 m | 14.04 ft x 14.99 ft |
| Kitchen                | 2.91 m x 4.77 m | 9.55 ft x 15.65 ft  |
| Bathroom (Top Left)    | -               | -                   |
| Bathroom (Top Right)   | -               | -                   |
| Staircase              | 2.24 m x 4.81 m | 7.34 ft x 15.79 ft  |

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## 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:

### David Cash

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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.



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