

THE VICTORIA

Station Road, Cattal, York, YO26 8EB

FREEHOLD: £795,000 | REF: 5455567

CHRISTIE & CO

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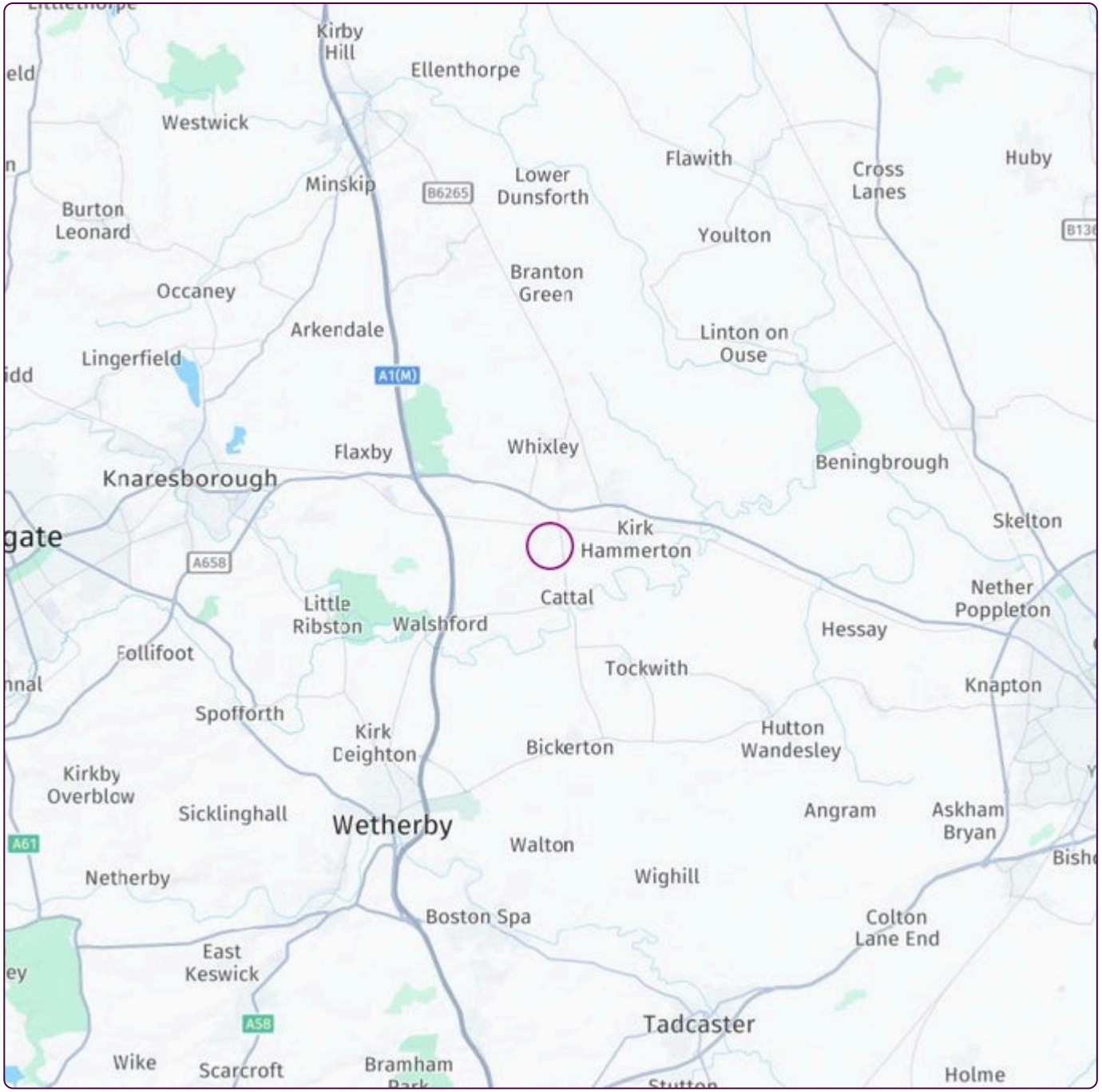
KEY HIGHLIGHTS

- Busy food-led pub on large site
- Close to train station and major road links
- Annual net turnover c.£502k
- Large trade garden with plenty of parking
- Three bedroom owner's accommodation
- Scope to add letting bedrooms (STPP) | Energy Rating D

LOCATION

The Victoria is ideally located in the village of Cattal, which sits just south of the A59 and west of the A1(M). The Pub is situated within the Yorkshire Golden Triangle, with the city of York c.11 miles to the east and the popular market town of Harrogate c.12 miles west. The area attracts an affluent catchment of commuters, visitors and destination diners, making it a popular hospitality location.

The Victoria also benefits from a highly accessible location, with Cattal railway station situated immediately adjacent to the pub. Regular direct services connect both York and Leeds, with journey times of approximately 15 minutes and 33 minutes respectively. The station provides around 20 daily services in each direction, extending the pub's catchment to commuters, visitors and destination diners from across the region.









DESCRIPTION

A substantial freehold public house that occupies a prominent position adjacent to Cattal railway station and has established itself as a food-led village / destination pub. Offering a range of characterful trading areas together with well-presented dining facilities, the property successfully caters for both local customers and visitors alike.

INTERNAL DETAILS

The trade space is divided in to four main areas offering 84 covers, most of which are utilised for dining. There is a back-bar which is predominantly reserved for private dining.

Ancillary areas include a large commercial grade catering kitchen with separate prep area and pot wash, customer toilets and a large basement cellar.

FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our client.

EXTERNAL DETAILS

There is a large car park for c.50 cars. The pub also benefits from an attractive and well laid out trade garden which offers seating for 100+ customers as well as a 60ft x 20ft garage currently used for storage.

Roughly half of the site is completely unused, other than for overflow parking, providing a huge amount of development potential.

THE OPPORTUNITY

Opportunities to acquire freehold public houses in such advantageous trading locations seldom present themselves to market.

The Victoria has been in the same private ownership for the past 21 years. Our client is offering The Victoria for sale as they wish to move onto new pastures after 41 years in the hospitality industry.

The business is well run with a healthy turnover and profit whilst still having lots of scope for development and growth under new management and operating hours. The large plot offers opportunity for camping / glamping pods STPP.















OWNER'S ACCOMMODATION

There is a flat at first floor level which briefly comprises; lounge, kitchen-diner, three bedrooms and separate bathroom.

DEVELOPMENT POTENTIAL

The pub has massive potential to trade for longer hours, but our client chooses not to do so that he can spend time away from the pursuing his hobbies and spending time with family.

The Victoria only has a very basic social media presence and does not do any paid advertising.

A planning application has been made to Harrogate Borough Council for the construction of 4,000 new homes as well as two Primary Schools along with other amenities. The Victoria and the train station are at the heart of the proposed development which we has been given the green light.

More information about the proposed development can be found at https://maltkilnvillage.co.uk/.

STAFF

The pub is owner-operated by our client (front of house), who is accompanied by a small team of full and part-time staff.

REGULATORY

Premises Licence.

TRADING INFORMATION

Accounts for the year ending 31st March 2026 show a net turnover of £502,570 producing adjusted net profits of £74,037 having allowed for depreciation, private motor expenses, equipment hire, inter-company rent and Directors remuneration.

Net turnover for the period 1st April 2026 - 1st June 2026 was £126,868*

*It should be noted that the owners have taken a very deliberate lifestyle decision to take more holidays and trade less hours. The Victoria was closed for 6 weeks during 25/26 resulting in an approximate turnover loss of £66,000.00. They also closed in the last week of July and the first week in August resulting in an approximate turnover loss of £22,000.00.

Trade split 62% food / 38% wet

TRADING HOURS

Wednesday - Saturday
4.00pm - 10.30pm

Sunday
12.00noon - 7.00pm

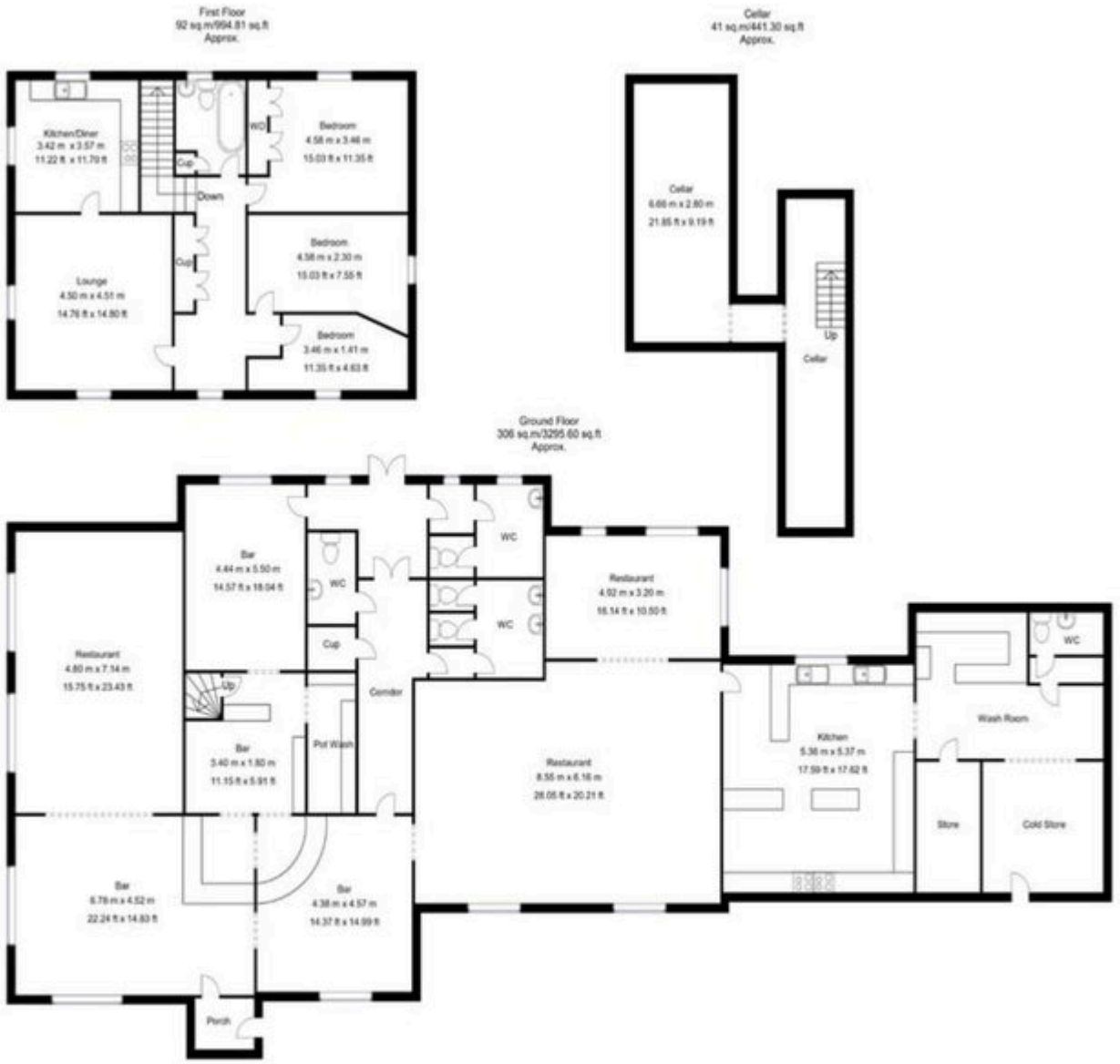
BUSINESS RATES

The Rateable Value as per the April 2026 list is £28,000. Confirmation of actual rates payable should be sought from the Local Authority.









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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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