



The Woodman Inn

Ref: 5455527

Burneston, Nr Bedale, North Yorkshire, DL8 2HX

Freehold: Offers Over - £375,000

Leasehold: £50,000, Annual Rent: £40,000

Refurbished to a high standard

Net turnover Y/E March 2024 - £422,407

Adjusted Net Profits c.£126,380

8 Stunning Ensuite Letting Rooms

Pleasant rear garden with seating for c.20

Car Parking for 18. Energy Rating B



Our clients purchased The Woodman Inn in early 2021 and have built up and increased the business substantially into a well run popular profitable concern.

The pub has undergone extensive refurbishment and is now offered for sale as a 'turnkey' operation as our clients seek to retire. The business is offered for sale only due to an unfortunate change in personal circumstances

Benefitting from security via three key income streams in food, beverage and accommodation sales, as well as trade from locals and tourists, The Woodman Inn is a well-rounded and balanced business.



Location
Burneston is a an attractive village in the Hambleton district of North Yorkshire. The sought after village is very close to the A1(M), around four miles south east of Bedale, 10 miles north east of Thirsk and Ripon can be found 11 miles to the south.

The village is ideally positioned for tourists visiting the Yorkshire Dales and the North York Moors National Parks.

The Opportunity
The pub is ideally suited to an owner operator who would live on site and work full-time in order to maximise profits. However, the business is strong enough whereby it could sustain a management team, or a tenant, subject to the return on investment needed/wanted by the purchaser.

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

We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.





Internal Details

The trading areas are well presented throughout the ground floor and briefly comprise a modern bar area seating approximately 30 customers as well as a charming and characterful restaurant seating approximately 50 customers.

Trading Hours

Monday to Saturday
12.00 noon to 10.00pm

Sunday
12.00 noon to 8.00pm



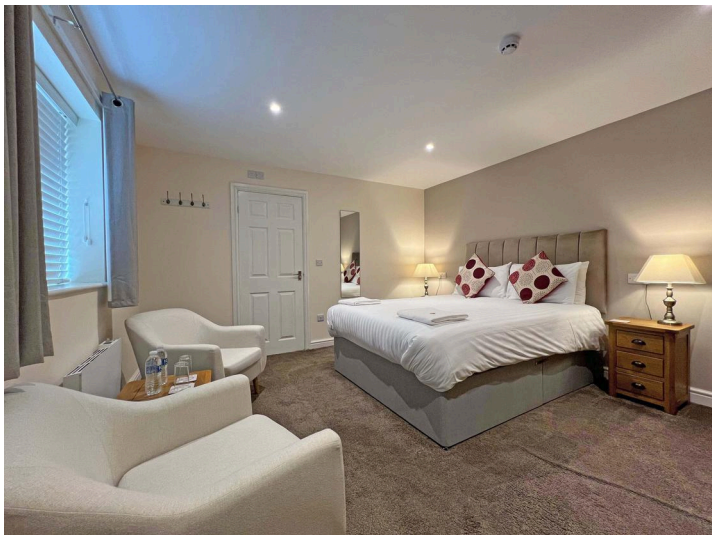


Letting Accommodation

The mid section of the property is single storey and houses four very high quality ensuite letting bedrooms, including a newly redeveloped disabled persons letting room.

There are four additional ensuite letting bedrooms in a detached building at the rear of the car park, two of which were erected in May 2023. These have increased turnover by an estimated £40,000 in 2023/2024 accounts.

The business could be repositioned as a Bed & Breakfast with bar & restaurant facilities on site, if an intending buyer did not want to run a traditional village pub.



Staff

The business is currently owner operated with support from a team of full and part-time staff.

Trading Information

Turnover for financial year ended 31.03.24 was £422,407 net of VAT (up 13% year on year) , producing Gross Profits of £274,646, Net Profits of £78,576 and Adjusted Net Profits of £126,380 (increased hugely year on year) having made allowances for, depreciation, interest, motor expenses (private) & directors salaries.

Turnover for financial year ended 31.03.23 was £374,040 net of VAT, producing Gross Profits of £239,993, Net Profits of £55,519 and Adjusted Net Profits of £91,084 having made allowances for, depreciation, interest, exceptional repairs & renewals, motor expenses (private) & directors salaries.

Turnover for six month period 01.04.23 to 30.09.23 was £260,250 net of VAT.



Business Rates

The Rateable Value is £11,700 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

External Details

Located to the front is parking for three vehicles with the rear car park for a further 15 vehicles. There are three electric hook-ups for Motor Homes that are used frequently by tourists who book via Brit Stops.

There is a rear trade garden with picnic style seating and two Quoits pitches.



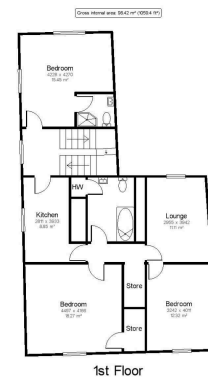
Owner's Accommodation

At first floor level is an owner's flat which briefly comprises: lounge, kitchen, three double bedrooms (one of which is ensuite) and a newly fitted bathroom with shower. All rooms have been redecorated to a very good standard throughout.



Regulatory

Premises Licence



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



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