



THE HIGHWAYMAN

The Square, Sheriff Hutton, YO60 6QZ

FREEHOLD: £675,000 | REF: 5455566

KEY HIGHLIGHTS

- Thriving, well-established village pub
- Prominent setting in historic Sheriff Hutton
- Attractive large beer garden
- Turnover Y/E Mar26 £405,432
- EBITDA Y/E Mar26 £114,876
- Energy Rating C

LOCATION

The Highwayman lies in the picturesque, historic village of Sheriff Hutton, situated approximately 10 miles north of York and close to the Howardian Hills AONB.

The village is known for its dramatic castle ruins, strong local community and accessible countryside. It attracts both locals and visitors, including walkers, cyclists and those exploring nearby attractions such as:

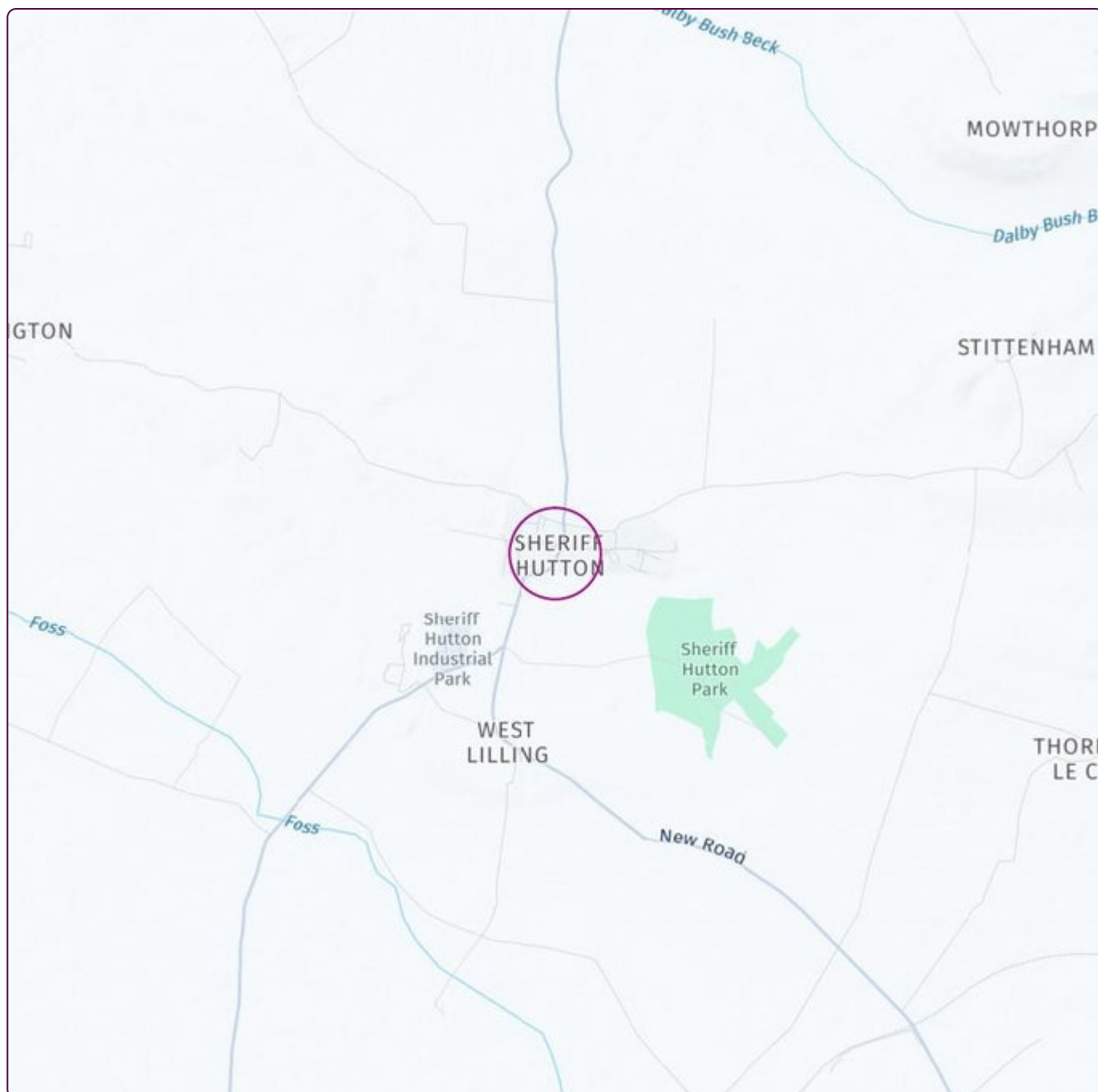
Castle Howard

The Howardian Hills & North York Moors

York city centre (c. 20 minutes)

Local market towns including Easingwold and Malton

Sheriff Hutton offers an attractive combination of rural charm and accessibility, contributing to the venue's year-round trade.





DESCRIPTION

A well-presented and welcoming traditional country inn, The Highwayman has been owned and operated by the same family since October 2015. Known for its friendly atmosphere and quality food, the property offers a blend of charm and comfort, featuring:

- Character interiors with exposed oak framework
- Soft lighting and homely furnishings
- A bar area offering local and guest ales
- A restaurant providing approximately 80 covers

The business is recognised for honest home-cooked food, freshly prepared using local and seasonal produce. Its strong reputation and established customer base provide an excellent platform for new operators.

INTERNAL DETAILS

The property briefly comprises:

- Main bar with servery and informal seating
- Restaurant / dining areas (approx. 80 covers combined)
- Commercial kitchen with preparation space
- Customer toilets
- Beer cellar / stores
- Office

Layout and feel are consistent with a traditional country inn, designed to create a warm, inviting customer experience.



FIXTURES & FITTINGS

All trade fixtures and fittings are included excluding items of a personal nature belonging to the vendors.

THE OPPORTUNITY

The Highwayman represents an excellent opportunity for:

An owner-operator seeking a profitable, well-established business

First time buyers looking to take on an established business in a desirable part of the Yorkshire.

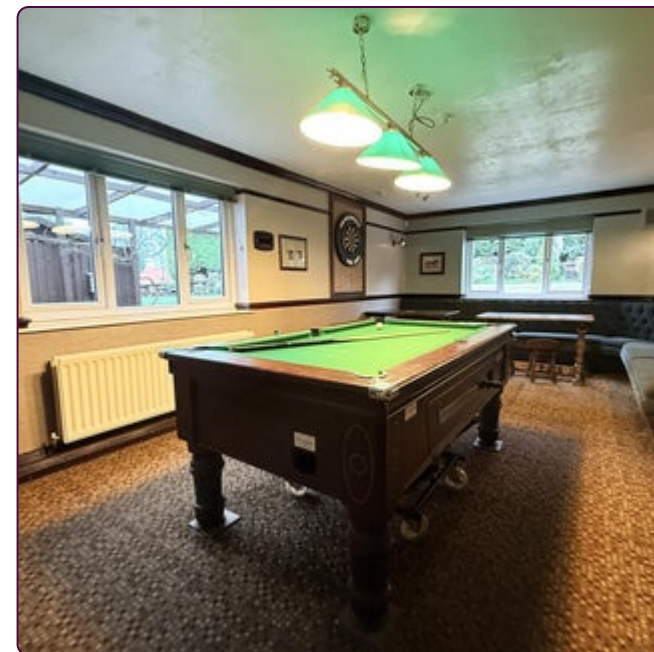
With consistent demand and a strong local profile, the property offers potential for increased turnover through extended opening hours, enhanced marketing, themed dining events and possible development of letting rooms/ log cabins/ more permanent external structure (STP). There is also ample space externally for a children's play area to enhance the family feel.

Internal inspection is highly recommended.

EXTERNAL DETAILS

- Large beer garden with lawned seating
- External seating suitable for al fresco dining and drinks
- On-site car parking
- Attractive village outlook close to castle ruins and walking routes

The outdoor space provides potential to enhance trade further through events, seasonal dining or marquees.





OWNER'S ACCOMMODATION

Three Bedroom Living Accommodation with a lounge, kitchen, bathroom and roof terrace is above the pub. The current owners renovated it back to brick since buying it in 2015.

TRADING HOURS

Bar Hours:

Monday - Closed

Tuesday - 5.00pm-11.00pm

Wednesday & Thursday - 12.00pm- 2.00pm & 5:00pm-11:00pm

Friday & Saturday - 12:00pm-11:00pm

Sunday - 12:00pm-8:00pm

Food Served:

Monday & Tuesday - Closed

Wednesday & Thursday 12:00pm-2:00pm & 6:00pm-9:00pm

Friday & Saturday - 12:00pm-2:00pm & 6:00pm-9:00pm

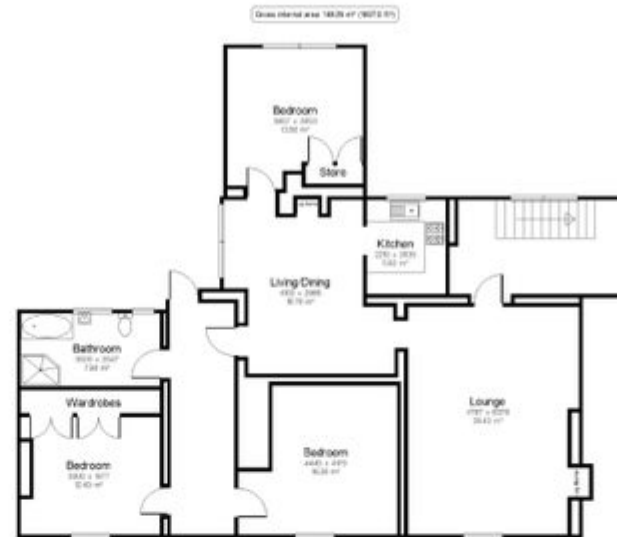
Sunday - 12:00pm-4:00pm

TENURE

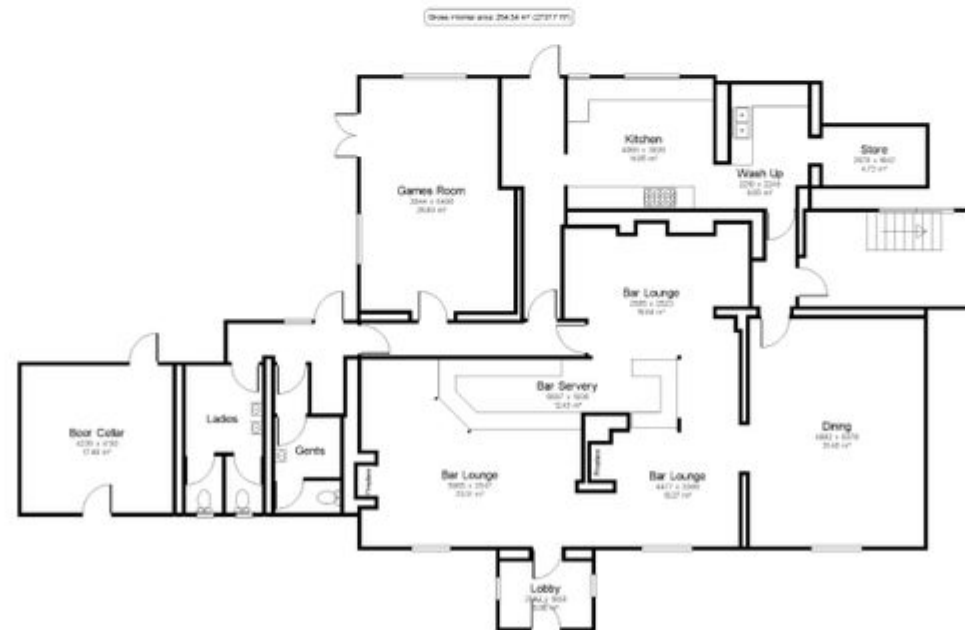
Freehold

REGULATORY

Premises Licence.



Ground Floor



1st Floor

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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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