St Vincent Arms

Main Street Sutton on Derwent

York

YO41 4BN

Freehold: £900,000

Ref: 5455417

KEY HIGHLIGHTS

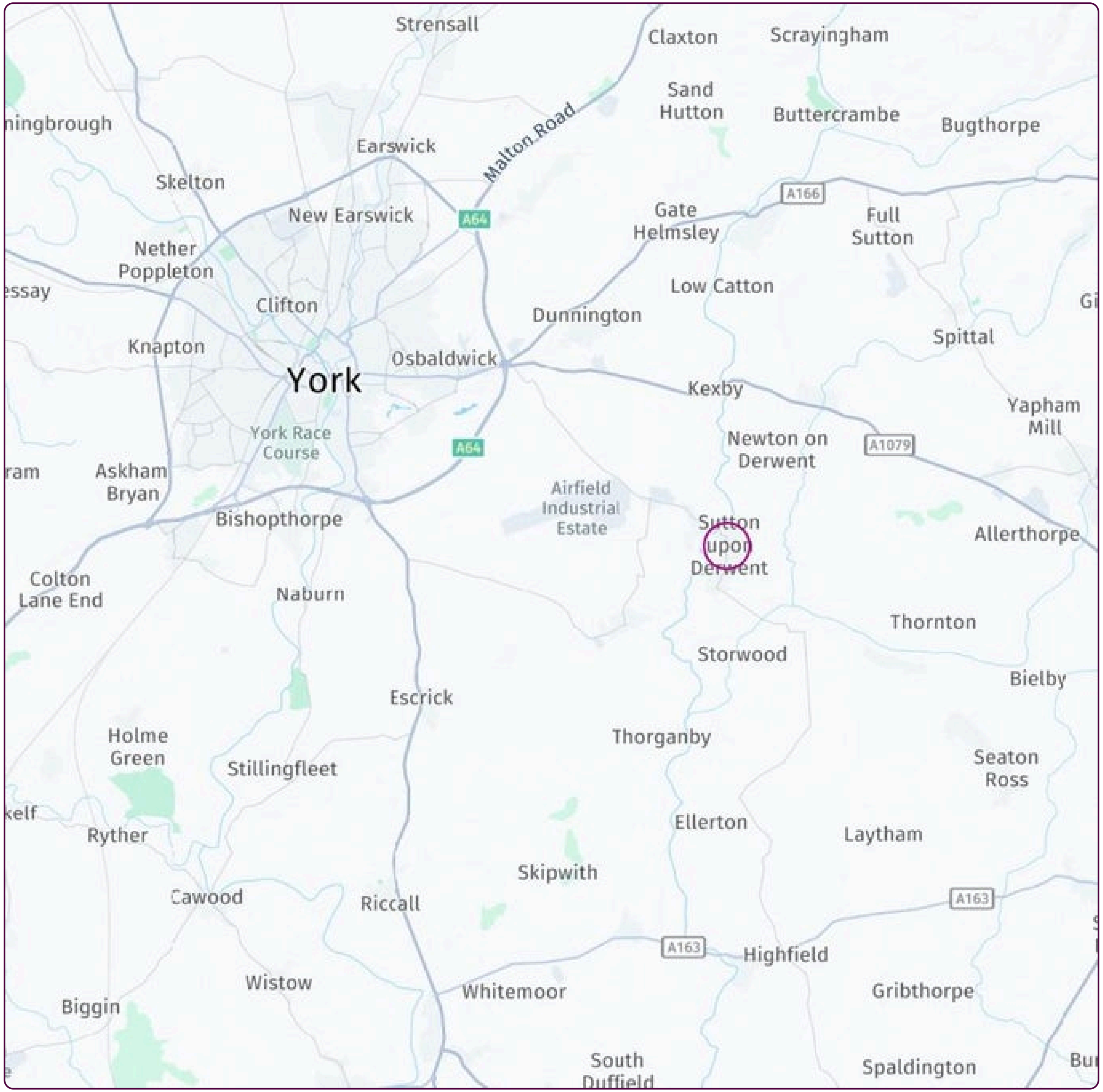
- Grade II listed traditional pub restaurant
- Y/E 31/3/26 - Turnover £663,386
- Adjusted Net Profit circa. £108,000
- 3 bedroom detached cottage & 1 bed flat
- 80 cover restaurant, 25 parking spaces
- Additional property by separate negotiation. EPC C

LOCATION

St Vincent Arms is located in the East Yorkshire village of Sutton upon Derwent, close to York, with convenient access to the A64, A19 and A1079.

The city of York is approximately eight miles to the northwest, and the market town of Pocklington is around seven miles east.

The property occupies a prominent position on Main Street and is well established within the local community. It also attracts visitors to the area, with nearby attractions including York Maze, Yorkshire Air Museum, Allerthorpe Lakeland Park and the North York Moors National Park.



DESCRIPTION

A Grade II Listed traditional village pub, with parts dating back to around 1670. The property is well presented throughout and includes an external trading area. There is scope to introduce bed and breakfast accommodation, subject to the necessary planning consents.

Included is a tastefully designed, 12-year-old, detached, three-bedroom cottage which has private gardens.

THE OPPORTUNITY

St Vincent Arms presents a rare opportunity to acquire a highly regarded pub business with a strong track record of consistent turnover and profitability. Owned and operated by the same family for over 30 years, the business has provided a rewarding lifestyle and offers excellent scope for further development.

INTERNAL DETAILS

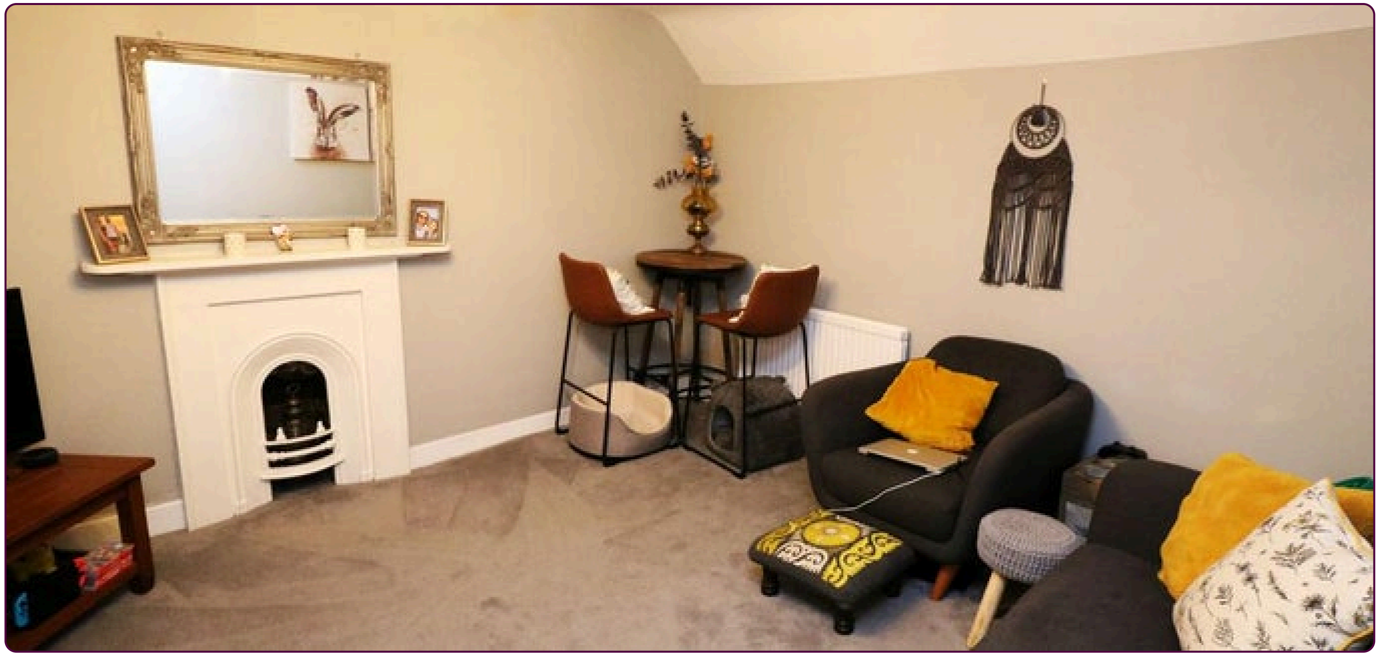
The pub comprises a bar area and four separate dining spaces, providing seating for approximately 80 customers in total. The bar accommodates around 20 covers, the central room seats 10, the front dining room seats 20, and the main restaurant to the rear offers seating for 30.

Ancillary areas include a fully equipped commercial kitchen, glass wash area, store, beer cellar, and customer toilets.

EXTERNAL DETAILS

To the front of the pub, there is an grassed external trade area providing seating for approximately 32 customers. There is significant scope to increase this area further, offering excellent potential to enhance trade during the warmer months.

The property also benefits from a gravel car park with capacity for around 30 vehicles. Additional outbuildings provide useful storage facilities.



JERVIS HOUSE & STONECROFT

Jervis House is an attractive, detached three-bedroom cottage built on the site approximately twelve years ago. The property is fully double-glazed and offers well-proportioned accommodation throughout. On the ground floor, there is a spacious lounge, dining room, modern fitted kitchen, utility room, and a master bedroom with an ensuite. The first floor provides two further bedrooms and a family bathroom with both shower and bath.

Please note that the cottage forms part of the pub and cannot be sold separately. Currently used as owner's accommodation, it offers excellent potential to be converted into letting rooms or a holiday cottage to generate additional income.

Available by separate negotiation, Stonecroft adjoins the pub and has been renovated to an exceptionally high standard. The ground floor comprises a lounge, kitchen, office, and an ensuite bedroom. The first floor includes a landing, two bedrooms, a family bathroom, and additional storage.

Stonecroft is available at an additional sum of £400,000 and is optional to the purchase

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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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