

The Board Inn

Back Street, Driffield, East Yorkshire, YO25 8SW



For Sale Freehold Licenced Premises
Guide Price £225,000 plus VAT
Sole Selling Agents

- Detached character public house.
- Benefits from large car park.
- Ground floor GIA of approximately 5,881 square feet.
- Considerable scope to build on existing wet and dry sales.
- Alternate use opportunity subject to the granting of the necessary permissions.

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Location

Skipsea is a village and civil parish in the East Riding of Yorkshire, it is located approximately 10 miles south of Bridlington and 6 miles north-west of Hornsea. The Board Inn fronts on to Back Street and is situated in the middle of the village within a predominately residential area.

Accommodation

The Board Inn is a detached, two storey, stone built property which sits beneath a pitched tile roof. To the rear of the property are a number of more recent single storey extensions. The property appears to be in reasonable condition but would benefit from an internal refurbishment.

Furnished in a traditional style throughout, the internal trading area comprises a traditional two room operation positioned around a central servery, which is arranged for informal drinking and is suitable for circa 30 covers. There is an additional dining area with dedicated servery located to the rear of the property, which is capable of accommodation up to 50 covers.

Ancillary trade areas at ground floor include customer WC's, ground floor cellarage/beer stores, commercial kitchen and stores.

Private accommodation is located across the first floor and comprises two double bedrooms, two single bedrooms, lounge, kitchen and family bathroom. The accommodation can be accessed via a separate entrance.

Externally and to the rear there is a reasonable size trade garden for circa 20 covers, the property also benefits from car parking for 30 vehicles. Additionally, there is a private garden positioned to the rear of the property which benefits from a large feature pond.

Ground floor GIA is approximately 5,881 square feet.
The pub sits on a plot of circa 0.43 acres.

The Board Inn offers considerable scope for local and regional public house operators, and restaurateurs. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local operators, restaurateurs and developers.



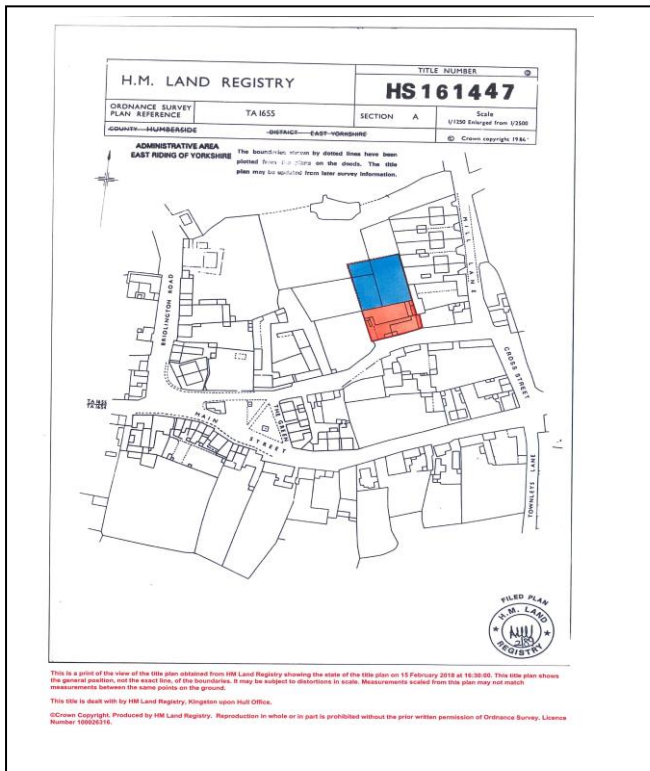
☎ 0113 8800 850

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General Information

Rating

The current Rateable Value is assessed at £4,350

Licences

It is understood that the property currently possesses a Premises Licences.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has an EPC rating of E. An EPC is available on request.

VAT

VAT will be applicable on the sale of this property.



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Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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