



EXELBY GREEN DRAGON

EXELBY GREEN DRAGON PUBLIC HOUSE, EXELBY, NORTH YORKSHIRE, DL8 2HA



COMMUNITY PUB TO LET



An Exciting Opportunity to rent a “Turn Key” Pub

A Substantial, well presented pub with bar areas, restaurant, large garden, letting bedrooms and car park well located at the gateway to the Yorkshire Dales with easy access to the A1 and close to the market towns of Bedale (2 miles), Northallerton (6 miles), Thirsk (12 miles)

Expressions of interest are invited by 12 noon on Friday 12th September 2025.

Background

Exelby Green Dragon is a Community Pub bought back in October 2018. The pub has come a long way since the early days of the steering group negotiating the purchase and the subsequent refurbishment works which has brought the pub up to the condition it is in today. It is now time for a new chapter for the pub with the management committee looking for a new Tenant to work with moving forward.

Read more about the pub's story: [Exelby Green Dragon Community Pub – Own a Yorkshire Pub!](#)

Description: Public House with trading areas and restaurant to the ground floor and three letting bedrooms to the first floor. As shown on the attached floor plan.

The property benefits from a large, well established garden split over two levels and adjoining carpark for 24 cars which is accessed directly off the main Bedale to Exelby road.

Services: The property has the benefit of mains water, electricity and drainage. Central heating is provided by an oil fired boiler and an LPG tank supplying gas to catering equipment.

Local Authority: North Yorkshire Council

Rateable Value: Interested parties are advised to make their own enquiries with respect to Business Rates from the Local Rating Authority

Lease Terms: The lease will be for a minimum term of 5 years and contracted out of the provisions of Section 24 to 28 of the Landlord and Tenant Act 1954.

A security deposit will be held by the Landlord throughout the term of the lease. The level of the deposit will depend on the financial and business references provided by the tenant (estimated 3 to 6 months rent)





Permitted Use: For use as a bar, restaurant and residential letting accommodation only

Alienation: Assignment or sub-letting of part or all of the property is not permitted

Rent: Offers in the region of £32,000 plus VAT and incentives

VAT: VAT is applicable to the rent

Viewings: Strictly by appointment, see contact details below.

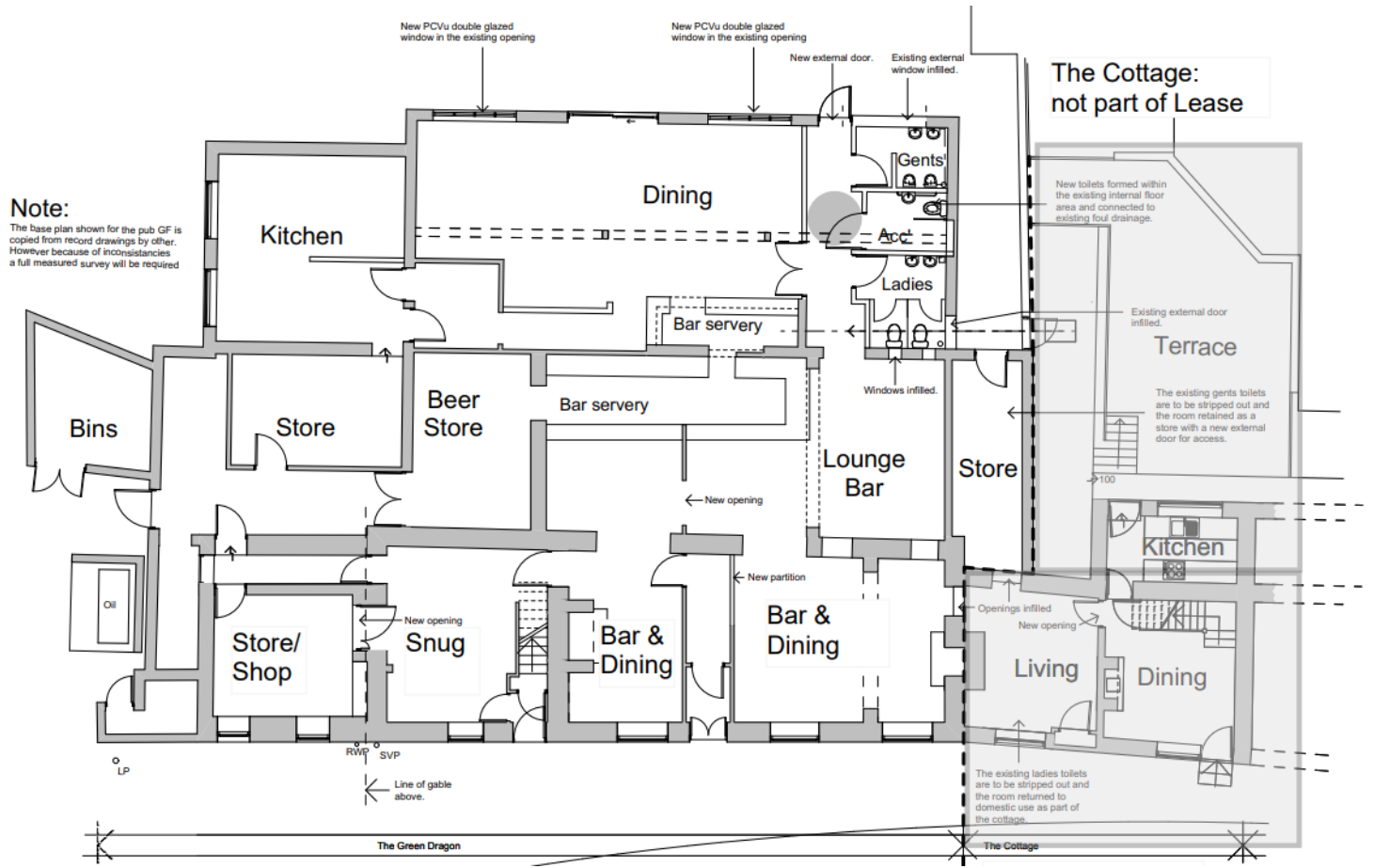
Energy Performance Certificate (EPC): Rating B 50 as per the attached certificate.

Expressions of interest: Expressions of interest are invited together with a supporting application form to Exelby Green Dragon Community Pub Ltd by:

12 noon on Friday 12th September 2025.

Peter Simpson | 07563 963802 | ptsn01@yahoo.com

Shortlisted applicants will be asked to produce a business plan and will be invited to an interview with a selection of the Management Committee Directors.



(for reference purposes only, not to scale)