

FOR SALE

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



GREEN DRAGON

HIGH ROW, EXELBY, NORTH YORKSHIRE, DL8 2HA

- SUBSTANTIAL PUBLIC HOUSE IN LARGE SITE
- NORTH YORKSHIRE VILLAGE CLOSE TO BEDALE (2 MILES) NORTHALLERTON (6 MILES) AND THIRSK (12 MILES) AS WELL AS EASY ACCESS TO A1
- 6 TRADING AREAS - COMPRISING 3 LOUNGE BARS, DINING ROOM WITH 14 COVERS, BREAKFAST ROOM, AND 42 COVER MINIMUM RESTAURANT
 - LETTING BEDROOMS TO FIRST FLOOR, SUITABLE FOR PRIVATE ACCOMMODATION
 - LARGE CAR PARK AREA PLUS COMPACT CARAVAN AREA AND TIMBER BARN

FREEHOLD – OFFERS INVITED

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

LOCATION

From the A1 take the exits at Junction 51 follow the A684 into Bedale and then take the B6285 to the south into the village of Exelby. Alternatively from the A1 in the south take exit at Junction 50 follow the A6055 northwards parallel to the A1, turning off that into Burneston and taking the B6285 north to Exelby.

DESCRIPTION

The property comprises a substantial traditional two-storey construction and having a spacious forecourt area, driveway and car park to the rear.

ACCOMMODATION

GROUND FLOOR	
RIGHT HAND ENTRANCE:	with double doors to front, step up and inner door to:
FRONT LOUNGE:	7.06m x 4.45m and recess; exposed ceiling beams, exposed stone wall to fireplace with raised heath, double and single radiators, laminate wood boarded effect floor, 2 corner sections of button backed leatherette upholstered fixed bar seating plus loose seating for around 22, wide opening to Inner Lounge Bar, door to:
RIGHT HAND INNER HALL:	to toilets
LADIES:	2 w.c., 2 wash hand basins in vanity unit, radiator, cupboard.
GENTS:	4 pod urinals, w.c., pedestal wash hand basin, part tiled walls, non slip floor, radiator.
DINING ROOM:	3.12m x 4.54m; exposed ceiling beam, brickwork to part, stone flagged floor, loose table and chairs seating for 14, part brick chimney breast with raised hearth, wide opening to:
BREAKFAST ROOM:	4.15m x 4.56m and recess; exposed stone wall, double radiator, loose tables and chairs, doors to left hand Inner Hall and:
LEFT HAND ENTRANCE HALL:	front door, inner door to stairs to first floor and Breakfast Room
BOILER ROOM:	4.15m x 3.36m, Worcester floor oil boiler, double radiator
LOUNGE BAR:	4.8m x 6.9m, exposed and mock ceiling beams, double radiator, loose tables and chairs, seating for around 20.
BAR SERVERY:	Stained and polished timber counter, stained timber panelling beneath, brass hand rail, glass and bottle shelves, non slip floor, back fitting with stained timber work surface, space for cold drinks cabinet, doorways to rear counter and lounge bar.
EXIT TO RIGHT HAND SIDE:	
INNER BAR:	3.71m x 4.53m; exposed ceiling beams, laminate wood boarded effect floor, double radiator, loose tables and chairs for around 10.
BAR SERVERY:	Stained and polished timber counter, with panelling beneath, brass handrail, glass and bottle shelves under, non slip floor, back fitting with stained timber worksurface, shelving and space for cold drinks cabinets, single drainer stainless steel sink, door to:

BEER STORE:	4.78m x 3.36m; concrete floor, drainage channel, double door to left hand side.
RESTAURANT:	14.58m x 4.75 plus 1.28m x 8.13 overall; laminate dance floor to right hand side, double glazed sliding patio door to terrace, section button backed upholstered vynide fixed bar seating and loose seating for 42 covers.
SERVING COUNTER:	Stained timber top painted and boarded beneath.
WAITERS STATION:	2.3m x 2.36m stainless steel wash basin, non slip floor door to kitchen.
KITCHEN:	5.15m x 5.14m laminate clad walls, stainless steel cooker hood with extraction and trap system and clad to cooking area, wall mounted gas boiler, gas and electric points, double drainer stainless steel catering sink, dish washer point, stainless steel wash hand basin, quarry tiled floor.
STORE:	4.69m x 3.02m, non slip floor.
COVERED DELIVERY AREA:	Concrete surface, door to left hand side, double door to Beer Store, door to Left Hand Hall, Log Store, single drainer stainless steel sink.
FIRST FLOOR:	stairs off left hand entrance to:
LANDING:	radiator, airing cupboard with hot water cylinder.
LETTING BEDROOMS:	There are 4 of these, being double or single bedded and with en suite show shower rooms. These could readily be used as private living space.
OUTSIDE:	the property has a lengthy frontage onto the village street, and easy access into:
CAR PARK:	situated to the front and left hand side with over spill area.
CARAVAN AREA:	Set out currently with 12 caravan pitches, for touring caravans, occupied by workers employed on the adjacent improvement works to the A1.
TIMBER BARN:	Approximately 16m x 3 m providing general storage and "boxes".
COTTAGE 1 HIGH ROW	GROUND FLOOR
SITTING ROOM:	3.48m x 3.74m overall; exposed ceiling beams, cast iron stove to fireplace, night storage heater, stairs to first floor, understairs cupboard, door to:-
KITCHEN	3.55m x 1.84m; laminate worksurface to two sides, electric hob and oven, single drainer stainless steel sink, fully tiled walls, modern wall and base units, door to rear garden.
FIRST FLOOR:	
BEDROOM 1:	3.64m x 2.81m plus recess; built in wardrobe, cupboard with hot water cylinder, exposed ceiling beam.
BEDROOM 2:	3.8m x 3.68m into alcoves; exposed ceiling beam, radiator, cupboard to alcove.
BATHROOM:	3.55m x 1.82m; panelled bath with electric shower over, pedestal wash hand basin, w.c., part tiled walls, night storage heater.
OUTSIDE:	Small rear yard which extends behind part of the pub, and has furthermore an upper level raised garden.

FIXTURES AND FITTINGS

It should be noted that all beer raising and dispensing equipment, including pumps, lines, cooling systems and similar are to be excluded as being in separate ownership of a third party.

SERVICES

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

LOCAL AUTHORITY

Hambleton District Council

RATEABLE VALUE

Rateable Value: £19,300

Rates Payable 2016/17: £9,592.10

PLANNING

The property has a long established use of that of licensed premises. It should be noted that a Planning Consent was granted on 5 August 2014 for a three year period for 12 touring caravans to be occupied only by workers employed by the adjacent improvement works contract to the A1. Therefore upon expiry of this in August 2017 there will be no permission for those caravans to remain on site.

Any interested parties will need to make their own enquiries of the Planning Authority to establish whether or not there is a likelihood of this consent being extended, or varied.

LICENSES

The property has the benefit of a Premises Licence under reference 13PREM00387 granted by Local Authority. This permits the sale of alcohol between the hours of 8am and midnight each day with the exception of Fridays and Saturdays when the terminal hour is 1.00am the following morning. This also permits recorded music indoors everyday between 8am and midnight, provision for making music between the hours of 8pm and midnight each day and for the performance of dance between the hours of 6pm and 1am the following morning each day. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department in respect of the Premises Licence.

TRADE & BUSINESS

This outlet has been operated under temporary tenancy, and prior to that under a lease, and therefore no trading or financial information is available to be supplied to any interested party. Therefore it will be necessary for such to make their own judgements as to what levels of sales and turnover might be achieved, and hence profitability. However it should be noted that this outlet has not only got a substantial catering offering opportunity, but also has a wet sales business complimenting the catering, as well as providing a focal point for the village and surrounding areas.

VALUE ADDED TAX

It should be noted that VAT is chargeable upon 90% of the sale price.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating in band C. A copy of the certificate can be made available upon request or may be viewed in our office by prior appointment.

VIEWING

Strictly by appointment with the Sole Selling Agents.





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Barry Crux and Company
20 Castlegate, York, YO1 9RP

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C1690