

FREEHOLD FOR SALE ASKING PRICE £275,000 PLUS VAT

THE FOX & PHEASANT

Main Street, Hemingbrough, Selby YO8 6QE



Key Highlights

- Detached Freehold Public House
- Traditional Public Bar, Lounge and Games Room
- Two Bed Living Accommodation
- Car Park for Eight Vehicles
- Village Centre in North Yorkshire
- The Site Extends to 0.21 Acres

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Location

The Property is located fronting Main Street in the village of Hemingbrough, North Yorkshire. the village is within the Selby District, five miles from Selby, off the A63. The immediate locality is residential in nature with local facilities fronting Main Street. The Property is located within the Hemingbrough Conservation Area.

Description

The Property comprises a detached two storey public house of brick elevations set beneath a pitched slate covered roof. To the rear is a large single storey flat roof roof extension.

Externally there is a car park to the side and rear for eight vehicles. Beer garden and patio.

Overall the site extends to 0.21 acres.

Accommodation

Traditional public bar and lounge to a central bar server. Games room with additional lounge seating to the rear extension. Customer WC's. Ground floor beer cellar and stores.

The first floor living accommodation provides two bedrooms, lounge, kitchen, bathroom and store room.

Tenure

The Property is held freehold.

Guide Price

Unconditional offers are invited in the order of £275,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

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Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £6,350.

Planning

The Property is not listed but within Hemingbrough Conservation Area.

Licence

The Property is held on a Premises Licence.

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

The Business

The pub is wet led and serves the local community.

Energy Performance Certificate

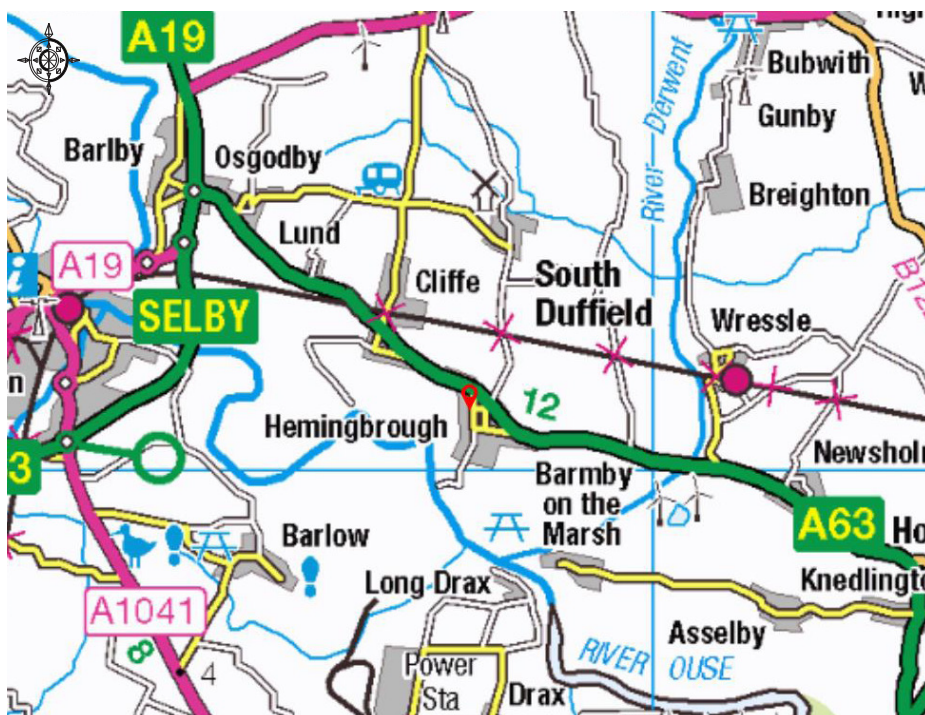
To be confirmed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



Contact

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