

# COLLEGE ARMS LINTON-ON-OUSE NR YORK, YO30 2AY

- Free Of Tie Public House
  - Large (3 bed) Landlords accommodation
- Has previously traded successfully as both a Public House and Indian Restaurant
- Should enable the possibility of small business rates relief



TO LET: £12,000 pa/£1,000 pcm

**STEPHENSONS 01904 625533**

## LOCATION

The property is located within the heart of the North Yorkshire Village of Linton-on-Ouse.

Linton-on-Ouse lies approximately 8 miles north-west of York within the heart of the “Golden Triangle”.

Linton-on-Ouse originally grew as an agricultural settlement, but in more recent years it has become associated with the nearby RAF Air Base.

It forms a popular commuter village to York, Harrogate, Leeds and beyond.

A location plan is included to the rear of these particulars.

## DESCRIPTION/ACCOMMODATION

The property forms a substantial public house of predominantly two storey rendered brick construction, surmounted by a double pitched, tile covered roof.

To the ground floor is the main bar area. This includes approximately 25 covers (44m<sup>2</sup>/474 sq ft), entrance porch (5m<sup>2</sup>/54 sq ft), games room (24m<sup>2</sup>/258 sq ft), snug (20m<sup>2</sup>/215 sq ft), side bar/server (4m<sup>2</sup>/43 sq ft), conservatory (19m<sup>2</sup>/207 sq ft), substantial kitchen (30m<sup>2</sup>/323 sq ft) and managers office/staff room (6m<sup>2</sup>/65 sq ft).

To the first floor is a 3 bed owners flat. This benefits from a living room, bathroom and kitchen. It extends to approximately 110m<sup>2</sup>/1,184 sq ft.

Externally is a substantial car park, beer garden and outbuildings.

In total, the site extends to approximately 0.2 ha (0.5 acres).

A site plan is included to the rear of these particulars.

## PLANNING

It is assumed that the property benefits from planning consent for A3 (restaurant) and A4 (drinking establishment) purposes.

Prospective tenants seeking a change of use should make enquiries to the planning department of Hambleton Council.

## SERVICES AND AMENITIES

We assume that all mains services are connected or available.

The property benefits from a gas fired central heating system, serving wall mounted radiators.

All landlords fixtures and fittings to be included within the rent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D (79). A copy of the EPC is available to inspect at the agent's offices.

## TERMS

The property is available to rent for a term of years to be agreed at £12,000 pa/£1,000 pcm.

The ingoing tenant will be responsible for the payment of business rates (if applicable) and utilities.

The landlord will require personal guarantees.

All fixtures and fittings are included within the rent, with loose chattels available by separate negotiation.

## VIEWING/FURTHER INFORMATION

Please contact James Reynolds on 07894 697729 or by email:

[james@stephensons4property.co.uk](mailto:james@stephensons4property.co.uk)

## Rear View



# PHOTOGRAPHS

External View



Car Park



Internal Bar Area



Residential Kitchen



Kitchen



Residential Bathroom



# LOCATION PLAN



