

FOR SALE

THE NELSON INN

134 OUSEGATE, SELBY, YO8 8BL

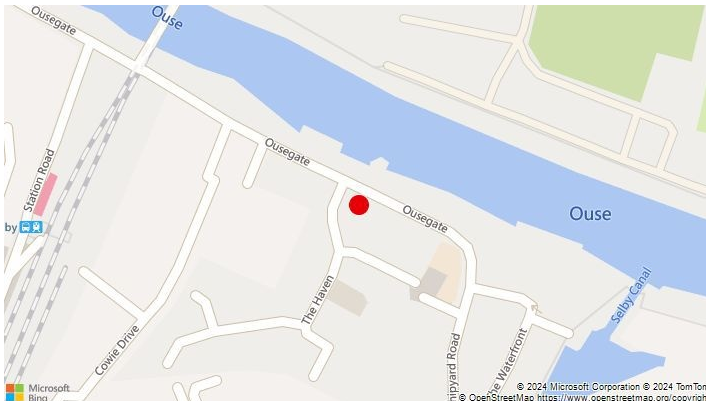
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £325,000

Public House

Property Features

- Large areas of housing close by providing good catchment area customer base
- Spacious living accommodation
- Spacious car park
- Lounge bar with servery



Enquiries

Barry Crux & Company

01904 659990

admin@barrycrux.co.uk

Location

From the swing bridge on the town centre side of Selby, follow Ousegate, and the property is easily found on the right-hand side.

Description

On outskirts of Selby town centre, a well-established locals' public house with wet sales. Lounge bar with servery; rear lounge; lounge bar. External terraced area and beer garden. Spacious living accommodation - 6 bedrooms and large car park. Planning consent for conversion of part of upper floors to create 3 separate flats with potential for further development to rear, subject to planning permission.

Accommodation

Ground Floor:

Front Entrance Lobby: With door into Lounge Bar and Games Room

Games Room: 4.26m x bay window by 6.15m maximum; radiator, 2 sections of fixed bar seating, access to Servery, facilities include pool table and tv monitor screen.

Lounge Bar: 3.98m minimum x 6.81m plus bay window; radiator, 3 sections of fixed bar seating, exposed ceiling beams.

Bar Servery: with stained timber counter with painted panelling beneath, glass and bottle shelves under, backfitting with single drainer stainless steel sink plus stainless-steel wash hand basin, space for cold drinks cabinet, glass washer point, non-slip floor. Rear Lounge: 4.96m x 3.11m; timber floor, exposed ceiling beams, radiator, facilities include television monitor point, darts area, and access to rear by double doors onto Beer Garden and terraced area.

Beer Store: 3.78m x 5.61m average; delivery door from service yard, laminate clad walls, Belfast sink unit.

Gents Toilet: w.c., urinal, wash hand basin.

Ladies Toilet: 2 w.c's, wash hand basin, radiator

Hallway: Giving access to first floor and general storage

First Floor: this together with the Second Floor comprises extensive Living Quarters.

However, Planning Consent has been obtained for conversion of part to create 3 separate Flats. The arrangement comprises the following:

Kitchen: 2.35m x 2.32m; section of laminate worksurface with wall and floor units, single drainer stainless steel sink unit, cooker point, linoleum floor.

Bedroom 1: 4.39m x 4.9m maximum; radiator, marble fireplace surround, alcove.

Bedroom 2: 2.9m x 4.38m into alcove; radiator.

Kitchen/Diner: 4.36m x 4.0m; 2 sections of laminate worksurfaces, single bowl, single drainer stainless steel sink unit, cooker point, linoleum floor and alcove cupboard.

Bathroom: with panelled bath and shower, pedestal wash hand basin, w.c., radiator.

Living Room: 5.27m x 5.77m into alcove; radiator, exposed ceiling beams.

Bedroom 3: 5.25m x 3.9m into alcove; radiator, large walk-in cupboard.

Second Floor:

Bathroom: 3.09m x 2.19m; panelled bath, pedestal wash hand basin, w.c., radiator.

Bedroom 4: 4.34m x 4.42m; exposed ceiling beams with timber boarding to ceiling, radiator.

Bedroom 5: 4.35m x 2.74m; exposed ceiling beams, timber boarding to ceiling, radiator.

Bedroom 6: 6.67m overall x 4.36m; cast iron fireplace, radiator, exposed ceiling beams with timber boarded cladding.

Attic Storage Area: 9.87m x 3.3m to purlins

Outside:

Terrace: with block paved surface, and covered pergola with barbeque area.

Beer Garden: laid to lawn, with timber picnic benching, and perimeter fence.

External Store: 3.79m x 5.41m

Car Park: Providing parking for around 10 cars or so



Services

All mains services are connected. Central heating and hot water are provided by means of a gas fired boiler
Interested parties are advised to make their own independent enquiries.

Trade and Business

The outlet normally operates between 2pm-10/11pm during the week, and from noon to midnight at weekends.

The business is comfortably operated by one full time proprietor, with the other partner playing a part time role. There are four part time staff engaged, working variable hours. This is an easily managed and operated outlet, requiring minimal assistance. Two full time proprietors could quite easily operate the outlet between themselves if appropriate.

There is no food offering at the outlet. It is entirely a wet sales driven business.

The outlet has been achieving sales of just over £4,000 gross over the 9 months since it was permitted to fully re-open in 2021. Sales have continued to increase over this period, and are now at around £4,500 gross per week, being an easily operated and managed outlet, The Nelson should prove to be a very profitable business in the hands of two full time proprietors, going forward.

Trading and financial information will be supplied to seriously interested parties following inspection.

Fixtures and Fittings

The Nelson is being sold with the benefit of all trade fixtures fittings and equipment in situ. A number of items of a personal nature will be excluded from the sale.

Licences

The property operates with the benefit of a Premises Licence. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

Terms

The property is offered for sale Freehold and unencumbered.

The property is noted to be a Grade II Listed Building, reflecting its architectural features, and historic nature.

It should be noted that there is potential for the site to be partly developed on part of the car park and beer garden area for a small block of flats. Planning consent for this will be required, in the fullness of time. Depending upon the terms of sale negotiated the vendor may reserve the right to agree a "clawback" provision in respect of such potential development, such that in the event of Planning Consent being obtained for such a scheme the vendors would be entitled to receive a share of the enhanced value of the property.

Local Authority

Selby

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£7,700

Council Tax Band A

Value Added Tax

VAT may be chargeable and, if appropriate, this will be at the prevailing rate.

EPC Rating

An Energy Performance Certificate has been produced with a rating of 66 which is in Band C

51-75 **C** 66 | **C**

