# FOR SALE

## **MONTPELLIER PUB**

14 MONTPELLIER PARADE, HARROGATE, HG1 2TG



### Price - £170,000 Leasehold Business for sale

For the Lease, Business Goodwill, Fixtures and Fittings, plus Stock at Valuation

## **Public House**

## **Property Features**

- Excellent open plan trading areas with seating for around 66 plus standing areas
- Appointed and fitted out to a high standard
- Fully fitted commercial kitchen
- Spacious four bedroomed living accommodation





**Enquiries** 

Barry Crux & Company 01904 659990 admin@barrycrux.co.uk

#### Location

Located in the Montpellier Quarter of the town Centre.

## Description

Harrogate town centre licensed premises in popular Montpellier Quarter.

#### Accommodation

Ground Floor:

Front Entrance Lobby Inner doors to Private Hall and:

Lounge Bar Front: 4.74m x 4.99m; Stone fireplace surround to open fire. Counter to servery: Wide opening to:

Bar Area: 3.85m x 7.36m (including Servery); Wide opening to Rear Lounge:

Servery; Polished marble counter to three sides; Opening to Lobby:

Rear Lounge: 7.05m x 3.9m; Split level floor; Side Entrance: with inner door to Rear Lounge:

Off Rear Bar Access to: Ladies and Gents Toilets

Lobby Off Servery; Electric dumb waiter to first floor landing; Door to Private Hall and stairs to:

Basement:

Hall Area: 4.72m x 3.12m overall; Access to Wine Store and: Beer Cellar: 4.32m overall x 8.2m; Chute to front; Drainage gulley; Spirit/Wine Store: 3.52m x 1.85m;

Ground Floor:

Private Hall: Connecting door from Servery and front Entrance Lobby; Stairs to:

First Floor:

Half Landing Electric dumb waiter; Stairs up to Flat and:

Rear Landing

Boiler Room: 2.03m x 0.81m; Wall gas boiler; Catering Kitchen: 3.94m x 3.89m; Doors to:

Wash Up: 1.74m x 3.37m; Door to:

Utility: 2.19m x 3.1m; 3 steps down from Wash Up;

Store: 3.61m x 2.21m;

Flat:

Inner Hall/Landing

Kitchen: 4.22m x 3.44m; Period cast iron fireplace; Door to:

Bathroom: 2.86m x 3.55m; Boarded up doorway to Rear Landing; Sitting Room: 6.18m x 4.81m plus bay window; Period marble

fireplace surround to cast iron inset;

Second Floor:

Landina

Bedroom One: 1.97m x 4.85m;

Bedroom Two: 4.08m x 4.81m; Period fireplace surround with cast

iron inset

Bedroom Three: 4.19m x 3.41m overall; Cast iron fireplace;

Attic:

Landing

Bedroom Four: 2.92m to purlins x 2.9m plus eaves area;

Store: 1.74m to purlins x 3.05m plus eaves area;

Small Store

Outside:

To the front there is an area set out with tables and chairs for external drinking and eating.









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#### **Services**

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

#### **Trade and Business**

This business is easily managed by two full time proprietors, assisted currently by a full-time barmaid and two part time barmen. It is wet led only; catering having ceased to be offered following the Lockdown in March 2020. There is therefore the opportunity to re-introduce catering.

The pub is tied in respect of draught and bottled beers and ciders, but completely free of tie for wines, spirits, and minerals. There is a large spirit trade.

Trading figures will be supplied to seriously interested parties following inspection.

#### Licences

The property has the benefit of a Premises Licence which permits the use of alcohol for consumption on or off the premises between 10 a.m. and 11.30 p.m. each day except on Friday-Sunday when the terminal hour is midnight. Live music and facilities for dancing are also permitted between 8 p.m. and midnight on Friday-Sunday. Seriously interested parties should make their own enquiries directly with the Council's Licensing Department.

The property also has the benefit of a Pavement Licence from the Council for outside tables and chairs.

#### **Terms**

The property is held on a 30-year lease from 18 December, 2003 and therefore has around 10 years remaining. The lease is of a full repairing and insuring nature. The current rent is £37,000 per annum.

## **Local Authority**

Harrogate

#### Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£10.000

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Council Tax B

#### Value Added Tax

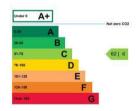
VAT is payable on the rent.

#### **Costs**

The purchaser will be required to meet the Landlord's legal and administration costs.

## **EPC Rating**

The property has an energy performance asset rating of C 62. A full copy of the EPC is available upon request.











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