

Description

This Grade II listed property comprises a now closed public house in a prominent position and adjacent to the beautiful village church in Patrick Brompton and the village green. The public house offers a development and refurbishment opportunity to create a bespoke restaurant/dining and extension to the existing bar and drinking areas. There is also private dedicated car parking. The property has far reaching uninterrupted views in an affluent location and with the continuing ever popular renaissance of the Freehold Pub trade, this is an opportunity not to be missed. An early viewing is recommended.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Tenure

Freehold.

Planning

Planning permission has been submitted for an extension to the existing bar and drinking areas with a separate space to cater for restaurant dining on the upper floor under planning reference; 19/00198/FULL.

Rates

Rateable Value: £4,100.

Uniform Business Rate for 2020/21: £0.512.

As per the Government Budget announcement this property is eligible for 100% rate relief for the 2020/21 financial year. Further enquiries should be directed to HBC 01423 500600.

Services

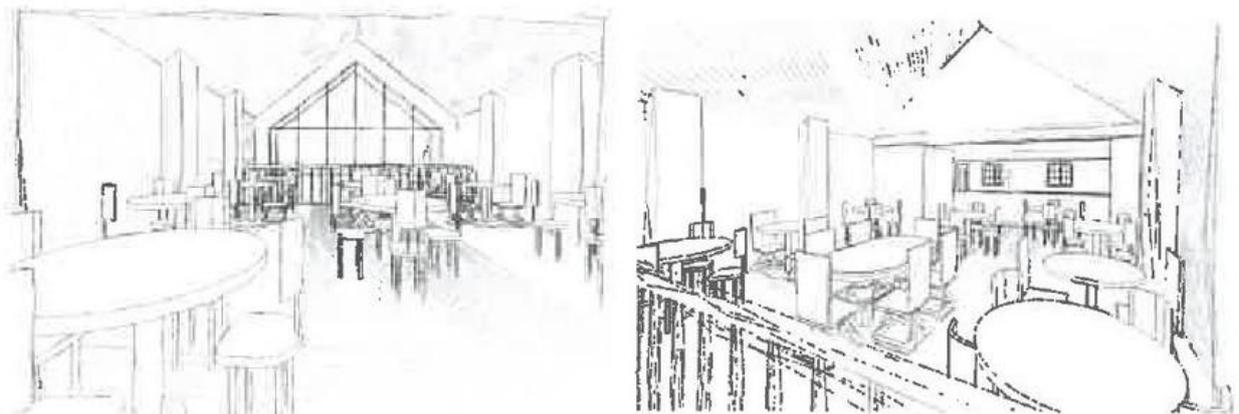
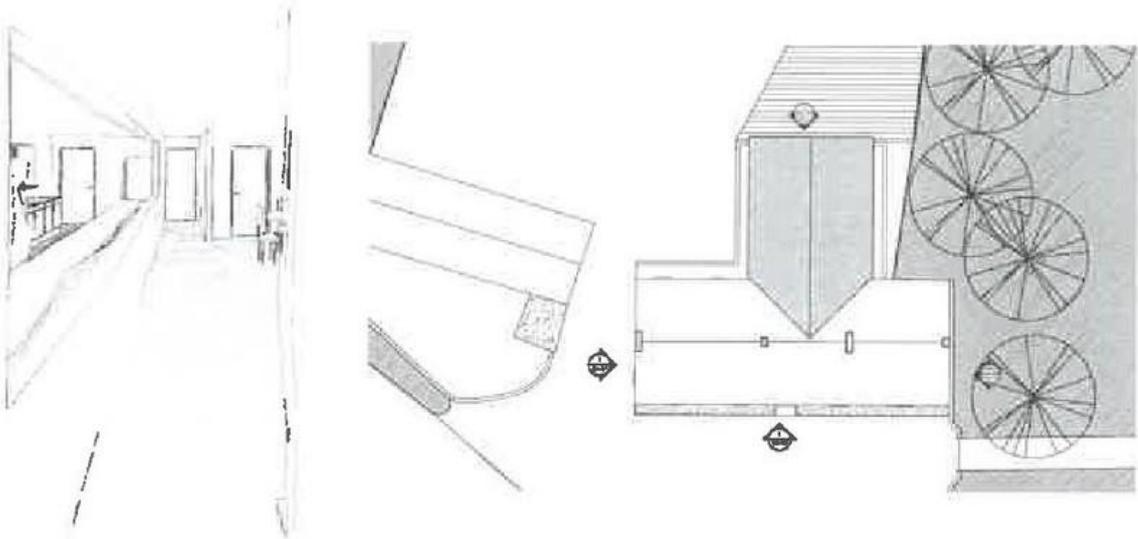
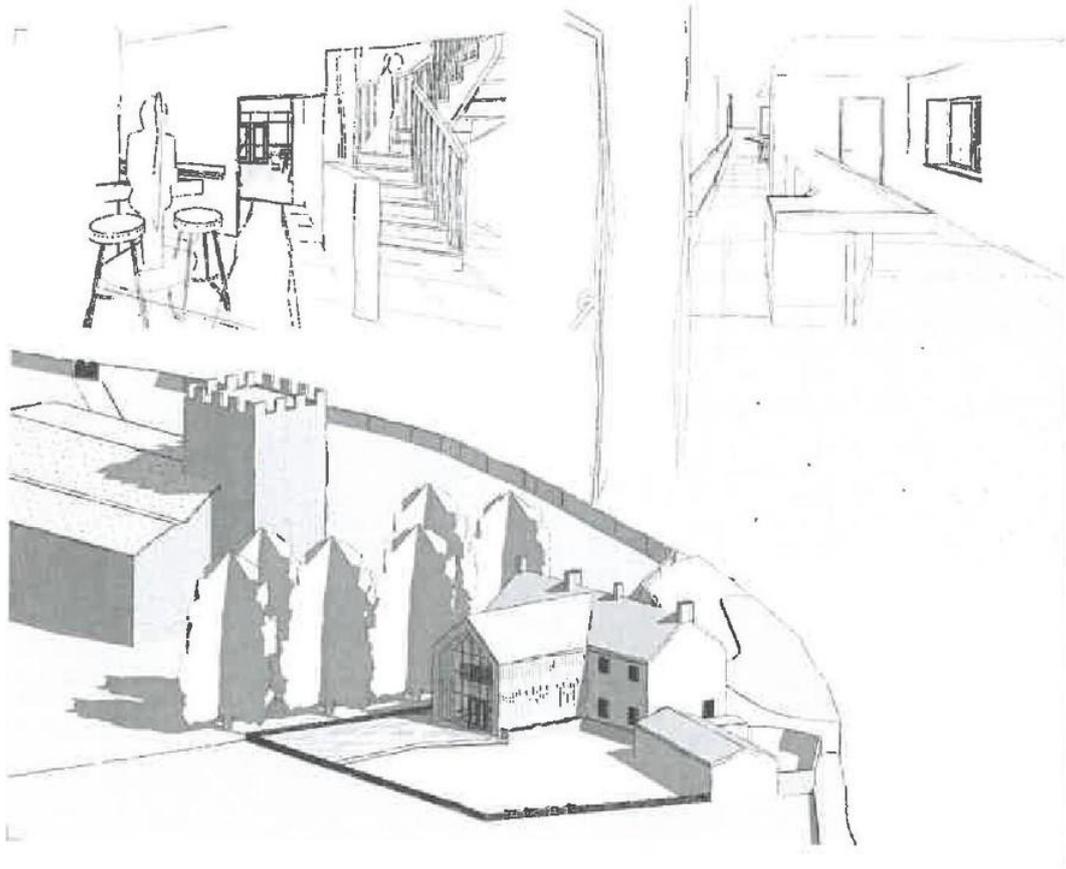
All mains services are connected to the property.

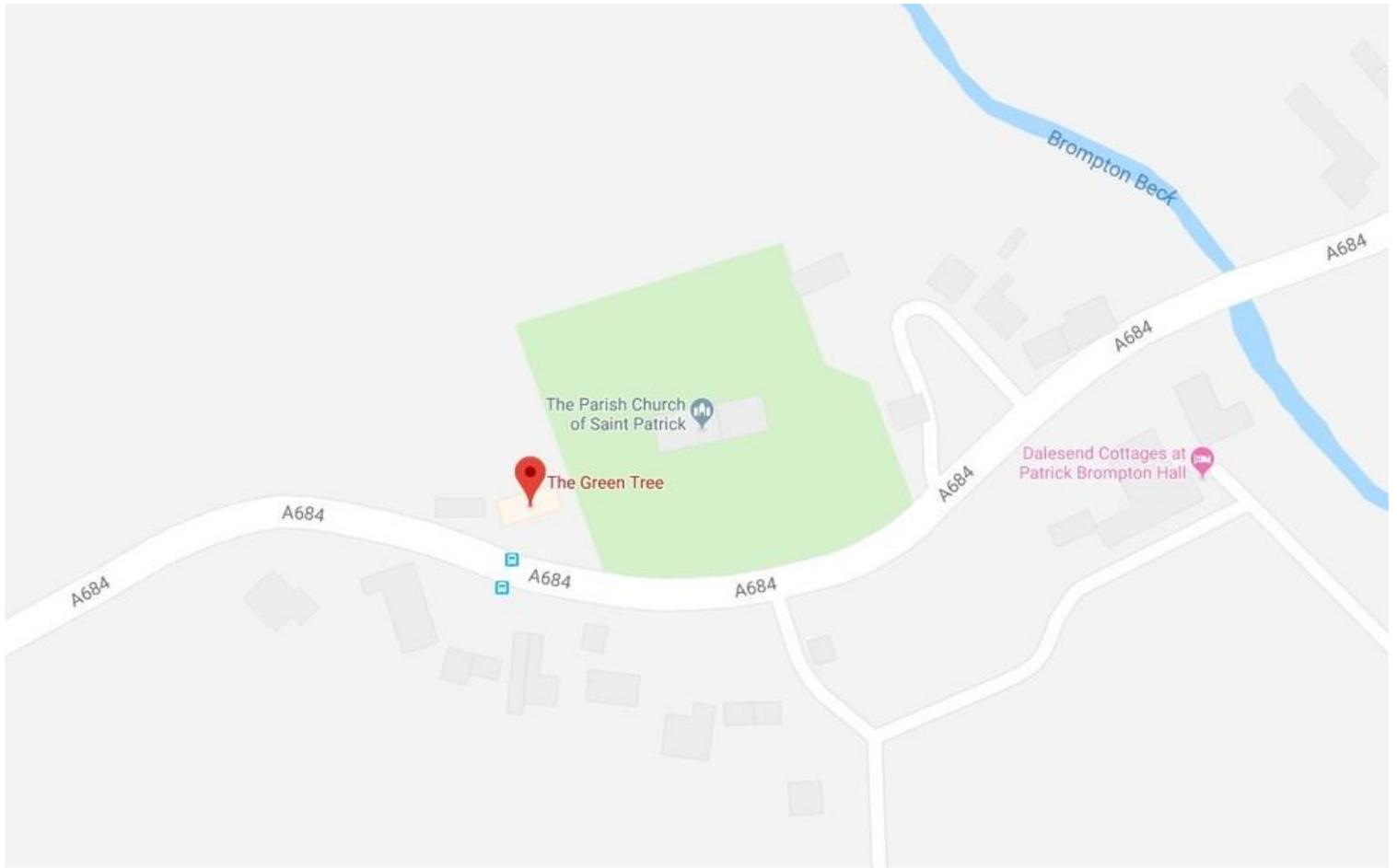
VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

The Green Tree Inn is sited just off the main A684 Wensleydale road at the western edge of Patrick Brompton.





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