



The Hovingham Inn, Main Street, Hovingham, YO62 4LF
Asking rent £45,000 Per Annum



WELL ESTABLISHED PUB/RESTAURANT PREMISES

Description

The property offers a rare opportunity to take on a well-established pub/restaurant facility that was only recently refurbished throughout a few years ago and so is finished to an excellent standard.

The layout of the property is illustrated in the floorplan overleaf but to summarise offers a large bar to the front with private room and log burners, as well as further restaurant seating to the rear and extensive WC and fully fitted out kitchen facilities. The upper floors then comprises of living accommodation with 3 bedrooms and extensive living space over 2 floors. There is scope to this this space into lettings rooms if so required. Further benefits include beer cellar, storage outbuilding and garage to the rear, as well as beer garden and parking.

The property is available either to lease or there is the option to purchase with the fixtures and fittings available at cost if of interest, the exact figure to be agreed.





Village Hall

30

CAR PARK

Location

Hovingham, just 8 miles from the market town of Malton and 20 miles from the City of York is the Estate village of the Worsley family and retains its timeless charm with a tumbling beck, parkland and cricket ground.

Known for its strong community and multiple amenities, the village has a primary school, thriving village store, hair salon, bakery/cafe, two public houses including the Worsley Arms hotel, GP surgery, village hall, monthly artisan market, cricket and tennis club.

Located midway between Malton and Helmsley, the village lies within easy reach of Ampleforth and Terrington for independent schooling, and is in the catchment area for 'Outstanding' Ryedale School. The city of York with its mainline railway station connecting to London, Edinburgh, Manchester and Liverpool can be reached in little more than half an hour and the North York Moors lie within easy reach.

Tenure

Leasehold. New terms to be negotiated.

Services

All mains services are connected to the property.

Rates

Rateable Value: £17,000.

Small business rates relief may be available to some occupiers. Further enquiries should be directed to HBC: 01423 500600.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.





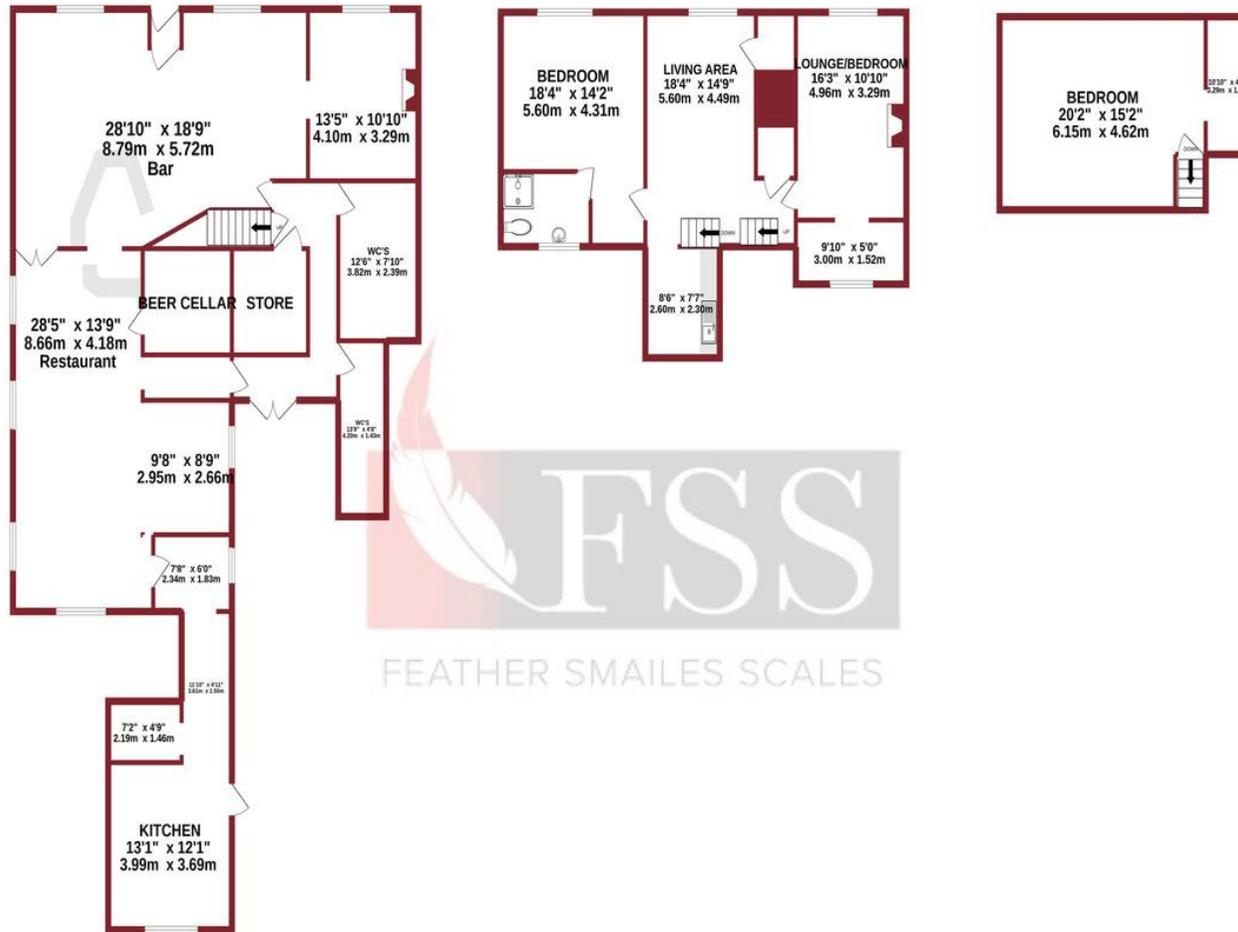
PLEASE DO NOT
SMOKE IN THIS AREA
THANKS FOR YOUR
PATIENCE

Wetstone Fizz
from the Well
Glass £3.50
Bottle £39.95
Wetstone Vineyard

GROUND FLOOR
1844 sq.ft. (171.5 sq.m.) approx.

1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.

2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 3003 sq.ft. (279.0 sq.m.) approx.

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REQUIRED

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