



Punch Bowl Inn

Freehold

Offers in the Region of **£695,000 Plus VAT**

Punch Bowl Inn, Grafton Lane, Marton cum Grafton, York, YO51 9QY

AT A GLANCE

- Detached Village Pub/Restaurant
- Additional Development Land if Required
- Large Car Park
- Affluent, Sought After Location
- Trading Areas Oozing with Character
- Stunning Beer Garden

Viewing And Further Information

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PROPERTY

A detached property being Grade II Listed with a rich history dating back to the 16th Century.

Inner entrance porch leading through to the main bar area, of character, having exposed beams, part wood and part tile flooring and central bar servery and providing seating for approximately 28 persons on fixed seating, chairs, low and high stools, leading through to the snug with quarry tiled floor and open fire with brick surround and bar servery interconnecting with that of the main bar for ease of operation. A doorway leads through to a further dining area with polished solid wood floor and open fire with access to the external patio area. The trading area boasts another cosy snug for approximately 10 persons with quarry tile floor and feature brick surround open fire, archway leads through to the restaurant area again with exposed beams, polished wood floor and open fire with separate private dining room. There are a further 2 private dining areas to the first floor with a staff bedroom which could easily be converted back to spacious living accommodation. The property benefits from an extensive catering kitchen with prep and wash up areas. Externally there is a separate detached meeting/function room and a further detached building currently used as offices for the current owner. Lovely enclosed beer garden to the rear and large car park.

PLANNING

We are advised that the property is Grade II Listed and sits within a Conservation Area.

UTILITIES

All mains services are available.

MEASUREMENTS

Total site area is 0.570 Acres. Measurements taken from a digital mapping platform.

FIXTURES & FITTINGS

All trade fixtures and fitting are included in the sale.



THE BUSINESS

Our client has operated the business over the last few years as a very successful Pub and Restaurant but they are changing direction of their business and therefore looking to dispose of the Punch Bowl. It is currently operating on a wet sales only basis.

RATES & CHARGES

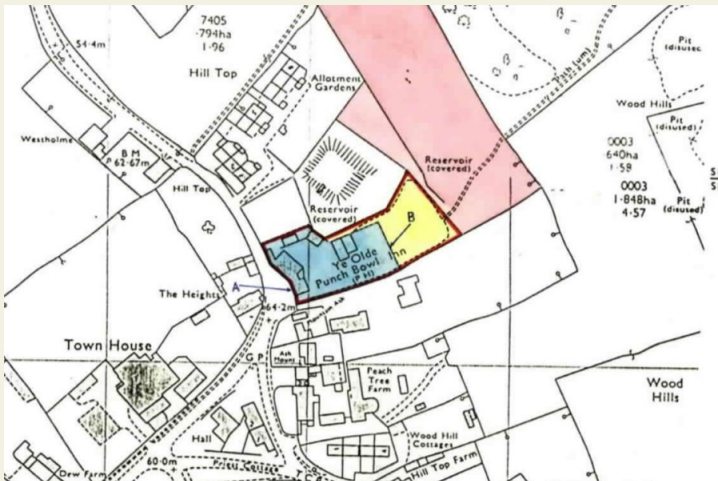
The current rateable value is £30,000 however this is set to drop to £26,000 from April 2026.



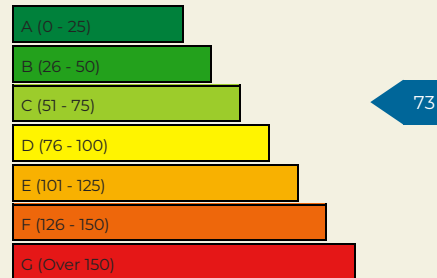


LOCATION

The Punch Bowl occupies a prominent position in the centre of the quaint sought after, affluent village of Marton Cum Grafton. The village is made up of good quality residential housing, the Punch Bowl, a Primary School, Tennis Club and Post Office. The village is located a stones throw off the A168 giving easy access to the A1M north and south and just 3.5 miles south of Boroughbridge and 7 miles north east of Knaresborough.



EPC



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