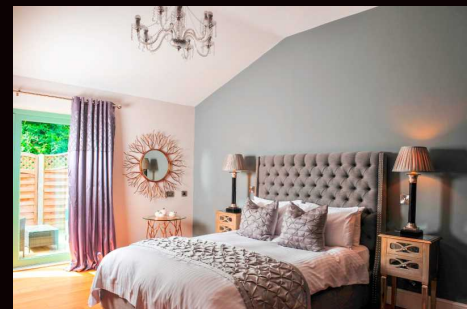





The Wyvill Arms

Beautiful Freehold Pub Hotel & Restaurant for Sale




blacks

business brokers

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Freehold: £1,200,000

Ref 5200

- Accounts Available 31st July 2018
- Annual Turnover £382,192
- Gross Profit £253,765
- Excellent TripAdvisor Reviews
- 7 Beautifully Presented Rooms With En Suites
- Enviably 40 Year Trading History
- Stunning Premises 18th Century Building
- Fantastic Location In The Heart Of The Yorkshire Dales
- 5* Food Hygiene Rating
- Offers Indoor & Outdoor Seating
- Car Park For 30-40 Vehicles
- EPC - C

The Wyvill Arms

Constable Burton, Leyburn, North Yorkshire, DL8 5LH

Description

Blacks Business Brokers is delighted to bring to the market this freehold public house and restaurant located in Leyburn in the heart of the Yorkshire Dales.

The Wyvill Arms has been trading from this impressive detached property since the early 1980s and our client has been enjoying the business since 1998. The business is only being offered for sale due to our clients desire to retire and therefore this has created an impressive opportunity to acquire this delightful business in this sought-after location. The business is currently owner run and managed with the help of 15 members of staff.

The business prides itself in delivering fine food and an atmospheric bar all within this impressive and beautifully presented premises. It has seven superb letting rooms and impressive weekly takings. The business in 2020 received an award for Landlord of the year for the good pub guide in 2020 and was recently voted on Trip Advisor for the top ten percent of best hotels in the world. Planning Permission was also granted in 2020 to build 4 Bed House on site which dependent on what stage the build is at when buyers are looking at the business proposition will depend on what extra the vendor will be seeking on top of the current business and property price.

The restaurant offers an outstanding menu of the highest quality, enjoying locally sourced produce cooked to perfection by their in-house chefs. Externally the building delivers everything one would expect from this part of the country and is idyllic in every way. Once inside this impressive building the internal finish simply oozes sophistication and style and the attention to detail is second to none.

The business enjoys two bars and outside is a delightful beer garden. The restaurant can accommodate 48 covers and the bar area provides an additional 32 covers, with creative seating a further 8 covers can also be added. Externally the business provides 20 alfresco covers. Clearly with the extent of catering that is enjoyed by the business the kitchen is fully fitted with professional catering equipment of high-value and good quality. To accommodate the sheer volume of customers a substantial car park is available providing parking for 30 to 40 cars.

The business also provides 7 letting bedrooms, all doubles and of course, all en-suite. This former 18th century farmhouse in Yorkshire Dales offers superb surroundings coupled with outstanding food served in these impressive premises.

2 Double rooms
Lounge
Domestic Kitchenette
Shower room

It is extremely rare that a business of this calibre becomes available on the market and we anticipate huge interest as the freehold is extensive and sought after due to its superb North Yorkshire location. Early viewings are advised.

Financial Information

Annual Turnover: £382,192

Gross Profit: £253,765

Net Profit: £47,267

Rent: Freehold - Rent Not Applicable

Fixtures & Fittings

4 Hob Burner x 2

Charcoal Grill

Grill x 2

Microwaves x 3

Twin Deep Fat Fryer

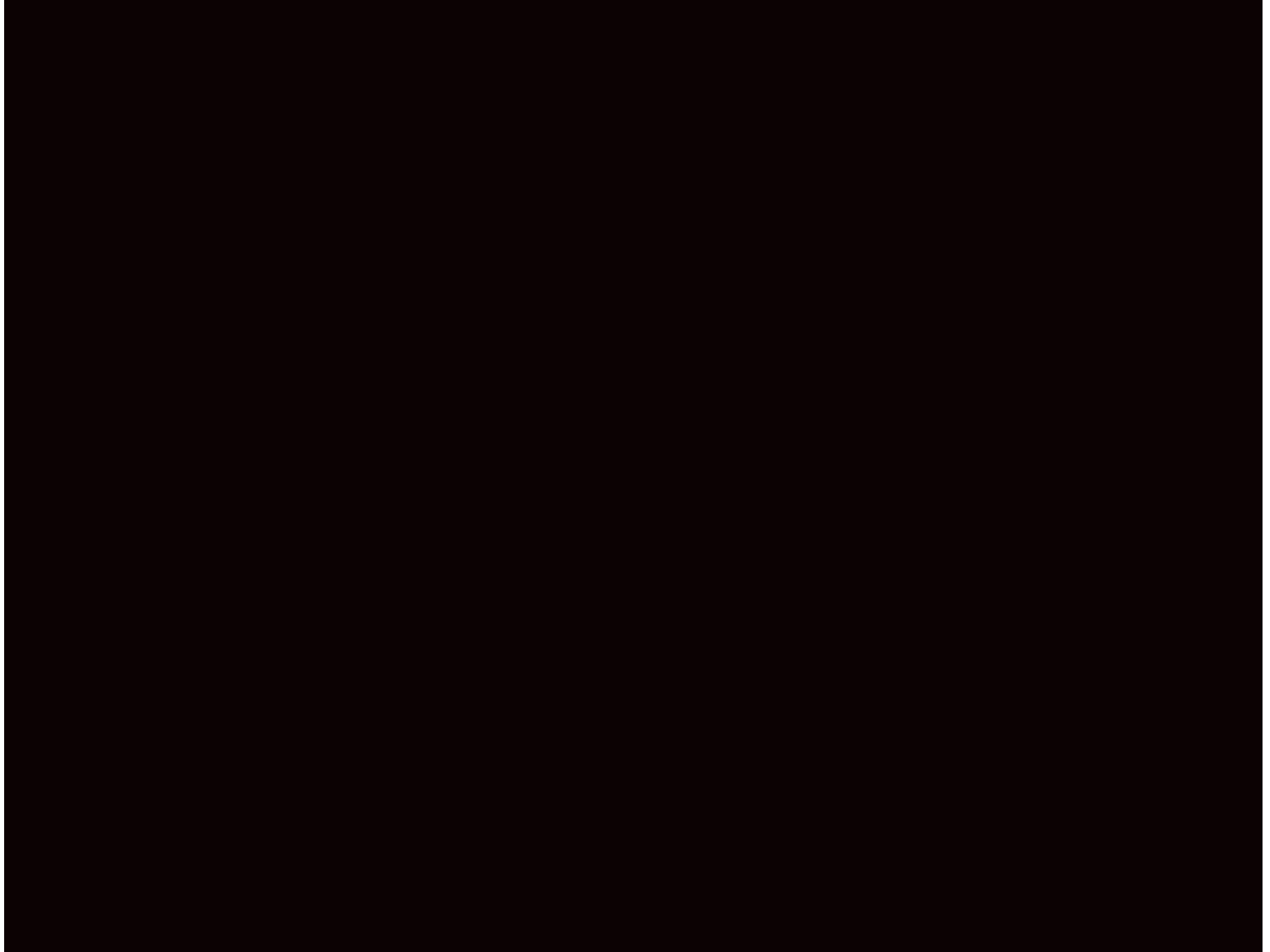
Freezer

Counter Top Fridge x 3

TV's x 7

Opening Times:

Business trades all year round.

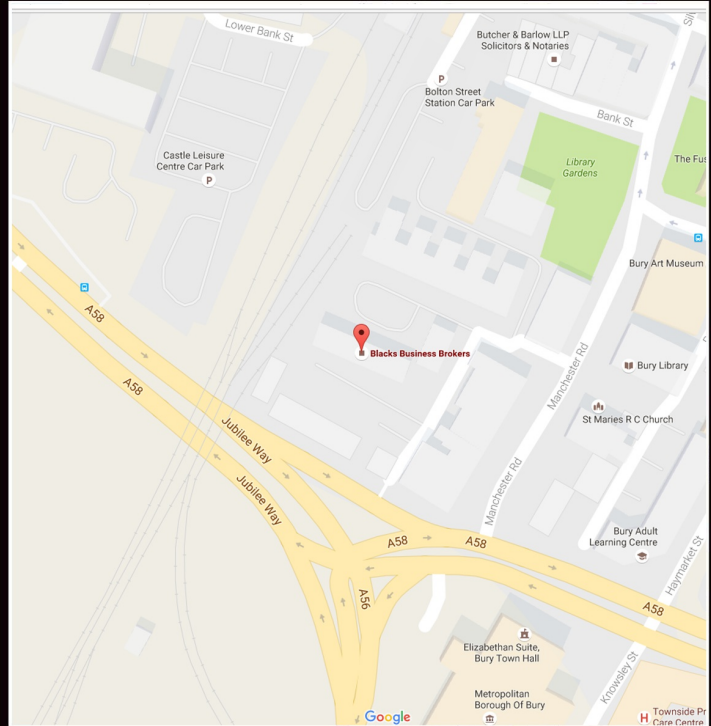


Contact

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FOR REASONS OF CONFIDENTIALITY, ALL VIEWING MUST BE THROUGH BLACKS BUSINESS BROKERS

CONDITIONS OF BLACKS BUSINESS BROKERS LTD PARTICULARS:

These particulars are provided only as a general outline of the property and are believed to be correct but their accuracy is not guaranteed and they do not form any part of the contract. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the service, appliances and specific fittings.

Applicants should make their own enquiries and the authority to make, give or imply and representation or warranty whatsoever relating to the business/property referred to above.