

CRAVEN HEIFER HOTEL,

2 Main Rd, Settle BD24 9PD, UK



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PUB FEATURES



Situated in the Yorkshire Dales National Park, the Craven Heifer is a traditional village pub offering home-cooked food and letting bedrooms. The pub has a large bar, with a snug area located at the far end and an extensive dining area. Wooden beams and real fires give the pub a welcoming and cosy feel. To the rear of the pub, there is an attractive beer garden/smoking shelter, offering views of the river. A pool room is located to the side of the beer garden. There is also a fully-equipped catering kitchen. The Craven has seven letting rooms, which are all maintained to a high standard, each with their own colour scheme and individual touches, three double bedrooms, two single bedrooms, one twin bedroom and one family room. All rooms are en-suite, apart from one room which has a private bathroom across the hall. The living accommodation consists of one double bedroom, living room, bathroom and boiler room. A car park is located across the road from the pub entrance.

Guide Rent: ££24,315 per annum ex vat based on a full tie Exc VAT

GALLERY



PUB KEY INFORMATION

Trading Style

Nestled close to the Stainforth Force and the Catrigg Force, trade comes from locals, cyclists, equestrians and tourists visiting the holiday cottages and caravan parks. It is located in a perfect location to provide accommodation for walkers doing the Yorkshire 3 peaks. The pub serves home-cooked food daily and hosts regular events throughout the year. Letting rooms benefit from high occupancy rates all year round and are advertised online.

Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	£24,315 per annum ex vat based on a full tie
Last 12 Months Trading Volumes	113 beer and cider (36 gallon barrels)
Type of Agreement	5 year
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£3,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 + VAT

Who to contact

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