

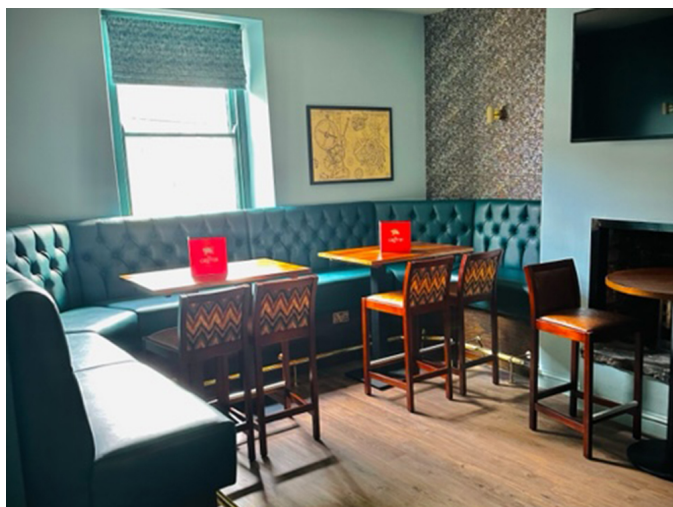
Market Place, Market Weighton, York YO43 3AW, UK



The Griffin is an excellently presented pub in the town of Market Weighton which sits between Hull and York which has been recently refurbishment both internally and externally. The pub has the potential to build an excellent reputation for a wide range of drinks and a home cooked food offer. The pub has a spacious open plan drinking and dining area with a good opportunity to zone for Sports viewing and Pool internally. There is an outside area to the rear of the pub which is furnished with quality furniture and large TV. There is parking to the rear of the building.

Guide Rent: ££22,000 per annum ex vat based on a full tie (partial tie can be discussed) Exc VAT

GALLERY





THE GRIFFIN,

Market Place, Market Weighton, York YO43 3AW, UK

CALL US ON 07854 999 400

PUB KEY INFORMATION

Trading Style

Customers are a mix of local residents and visitors to the town. There is opportunity for regular weekly activities including a pub quiz and regular live music, along with drinks and food promotions. The pub menu should consist of homemade, locally sourced dishes. The pub offers live sport via Sky Sports, TNT Sports, F1 and Horse Racing. Celebrations and parties throughout the year help attract a diversity of customers.

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)	£22,000 per annum ex vat based on a full tie (partial tie can be discussed)
Last 12 Months Trading Volumes	110 beer and cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5000
Stock & Glassware Estimate	Coming soon
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

Who to contact

Rachel Shepherd
07854 999 400
Recruitment Consultant
rachelshepherd@thwaites.co.uk

