WHITE HORSE YORK,

Bootham, York YO30 7BL, UK



PUB FEATURES

The White Horse benefits from a main road position in the Bootham area of the city centre, walking distance from all the city attractions. The pub has a welcoming traditional pub feel, a central bar serves a lounge area and additional seating and entertaining space.
The property has 5 en-suite letting bedrooms and an office, there is no living accommodation. There is a catering kitchen located on the first floor. There is a small outside area to the front right of the building.

With a successful candidate Thwaites will consider future investment to upgrade the letting bedrooms.

Guide Rent: ££25,000 per annum, based on a full tie Exc VAT

GALLERY







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CALL US ON 07854 999 400

PUB KEY INFORMATION

Trading Style

Located next to the York Art Gallery, York Museum and gardens and York Minster, the pub attracts tourists visiting the city. There is regular live entertainment, karaoke, open mic nights and live sport. The food is home-cooked and consists of bar snacks and pub classics.

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 performace of this property please contact us using the details below.

Finance

Estimated Customer Profit based on Fair Maintainable Trade	£40,000
Guide Rent (exc. VAT)	£25,000 per annum, based on a full tie
Last 12 Months Trading Volumes	170 beer and cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	Approx £25,000
Security Bond	£5,000
Stock & Glassware Estimate	£7,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP / TLC one day for experienced operators + VAT

Who to contact

Rachel Shepherd
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