



32 Royal Crescent Court

The Crescent, Filey, YO14 9JH

Guide Price £395,000



Here is a fantastic opportunity to purchase this Grade 2 listed long established popular Freehold bar in the heart of Filey's fashionable Victorian Crescent at Royal Crescent Court. The bar is Freetrade with no brewery ties. The bar has a strong trading performance on wet sales only. There is the potential to introduce catering. Sales have averaged around 5.5k gross per week over the last twelve months, with a high level of gross profit margin of approximately 65%. Consequently, profitability is high with the opportunity to expand. The vast basement area (currently unused) has various rooms and storage spaces. This area is also fully licenced with the opportunity to expand the existing trading area or subject to the necessary planning consent, has the potential for development into residential flats. After inspection of the property and the business. Seriously, interested parties will be supplied with trading and financial information in due course. Tenure: Freehold-with a quarterly service charge for building maintenance, building insurance and background heating. Licences: The property operates with a Premises Licence that permits the sale of alcohol for consumption on and off the premises between Sunday-Thursday from 10am-midnight, and on Fridays and Saturdays between 10 am-1 am.



BAR AREA 16'5" x 43'7" (5 x 13.29)

Split level with two seating areas providing approximately 40 covers and bar, three sash windows to the side aspect, sash window to the rear aspect, feature fireplace, wooden bar area (Stock available by separate negotiation) dado rail and delph racks.

INNER HALL

Storage cupboard, dado rail, door to the kitchen and door to the cellar.

LADIES WC 6'8" x 12'10" (2.02 x 3.91)

Two opaque windows to the side aspect, wash hand basin, hand dryer, two WC cubicles with low flush WC's and electric wall heater.

MENS WC 7'1" x 9'6" (2.17 x 2.9)

Opaque window to the rear aspect, part tiled walls, tiled floor, stainless steel urinal and wash hand basin.

KITCHEN STORE 6'4" x 11'11" (1.93 x 3.63)

Stainless steel sink and drainer unit, wash hand basin, shelving and power points.

KITCHEN 7'7" x 8'4" (2.31 x 2.54)

Stainless steel work surfaces, stainless steel extractor fan, range oven with five ring Gas burner, tiled splash backs and power points.

BASEMENT LEVEL

Two large unconverted fully licensed cellars with ample space for conversion subject to the relevant planning permissions or expansion of the current business. Windows to the front and side aspects, door to the rear and door to the side and various store areas.

STORE ROOM 1

Sink and drainer unit, two gas pumps, 14 beer barrel pumps and power points.

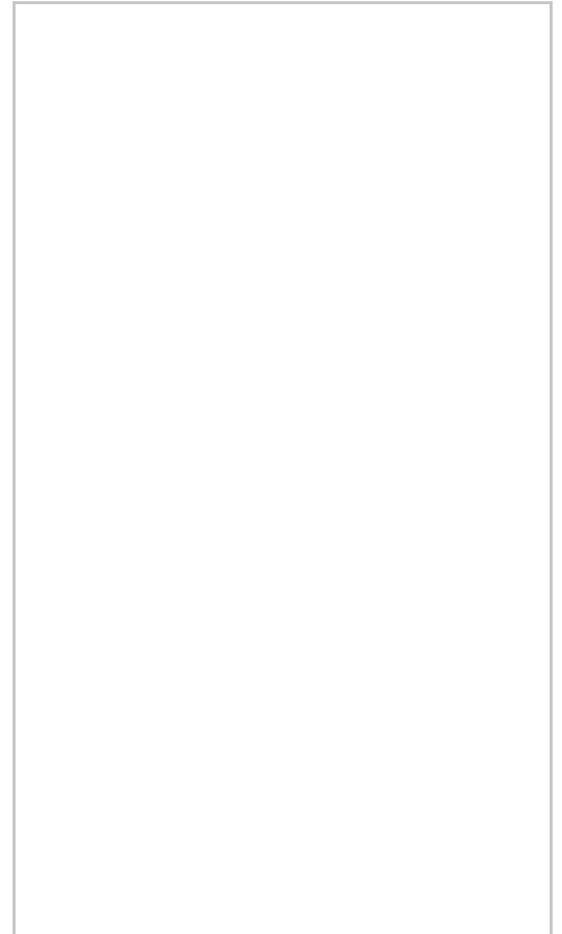
STORE ROOM 2

Window to the side aspect, door leading outside and cellar skid.

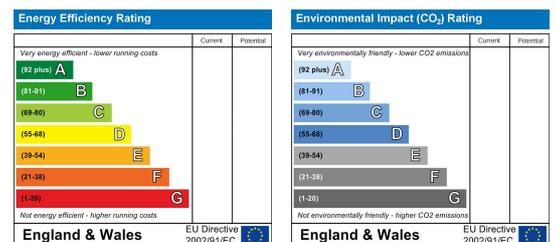
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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