

**WESTLAKE & CO**  
CHARTERED SURVEYORS

**RURAL VILLAGE PUBLIC HOUSE  
FOR SALE  
FREEHOLD – FREE OF TIE**



**THE MASONS ARMS  
EASTBY, SKIPTON,  
BD23 6SN**

- \* Characterful and traditional public house premises with bars\*  
and dining accommodation \***
- \* Former letting bedrooms and private living quarters on upper floors \***
  - \* South facing car park/site of approx. 0.1 h.a./0.25 acres \***
  - \* Very appealing and potentially lucrative business capable of  
development (subject to appropriate consents) \***

**\* PRICE £275,000 (OFFERS) \***  
**(The purchase price is subject to VAT)**



**The Estate House, South Street, Gargrave  
Skipton, North Yorkshire, BD23 3RT**

**Telephone: (01756) 748100 Fax: (01756) 748104**

**Email: [info@westlakeandco.co.uk](mailto:info@westlakeandco.co.uk) [www.westlakeandco.co.uk](http://www.westlakeandco.co.uk)**

## Particulars

**(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)**

**The Masons Arms** is a widely known and once very popular rural village public house situated on the boundary of the Yorkshire Dales National Park in the hamlet of Eastby, approx. 2½ miles North East of Skipton. A typical 'farmhouse' property, the accommodation has been substantially extended at the rear in recent years on ground level to offer relatively high capacity bar and dining accommodation – capable of reorganisation if required (perhaps to create a smaller business together with separate dwelling – subject to appropriate consents).

The site offers extensive parking together with 'garden'/smoking areas, facing South and all in a delightful rural position. This is a rare opportunity to acquire a property of this character/calibre.

### **Accommodation:**

**Ground Floor:** ENTRANCE VESTIBULE; BAR/TAP ROM 5.6m x 4.7m with fireplace to side; further BAR AREA 11.7m x 3.2m plus 3.7m x 2.4m having picture windows to South and door to rear, bar counter; side LOBBY 3.5m x 3.0m with LADIES and GENTS TOILETS off; KITCHEN 4.1m x 2.7m having tiled floor and walls with extractor fan; WASH/PREP AREA 6.5m x 1.5m with tiled floor and walls and double deep steel sink; BEER CELLAR 3.6m x 2.1m; rear STORE with gas boiler.

**First Floor:** LANDING AREA; SITTING ROOM 6.6m x 4.0m (both maximum) with fireplace; four BEDROOMS 4.2m x 3.7m; 3.9m x 3.6m; 3.7m x 3.6m; 2.9m; x 2.5, all with EN-SUITE facilities (three shower, one bath); OFFICE 2.9m x 2.0m.

*The accommodation extends to approx. 188. sq.m./2,020sq.ft. on ground floor with a further 110 sq.m./1,190 sq. ft. to the first floor – total 298 sq.m./3,200 sq. ft. (approx. – gross internal).*

**Externally:** Surfaced CAR PARK to side/rear (approx. 35 vehicles). SMOKING SHELTER and enclosed YARD AREA.

*The site extends to approx. 0.1 h.a./0.25 acres.*

**Rates:** Public House: RV £6,500. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £2,645.50. The living accommodation has been placed in Band A for Council Tax purposes.

### **Services:**

**Trade Furnishings & Equipment:** Please note that the sale does not guarantee inclusion of any specific fixtures/fittings, furnishings and equipment. Some items may be in-situ on the date of completion, although in respect of which no legal Title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling equipment and corporate signage are excluded from the sale. None of the equipment/appliances have been tested.

**Licence:** Premises Licence pending. Previous permitted trading hours: Monday – Thursday – 10a.m. – 12.30 a.m., Friday/Saturday – 10a.m. – 1.30 a.m.; Sunday 10 a.m. – 12.30 a.m.

**Tenure:** Freehold. Vacant possession on completion.

**Price:** £275,000 – offers.

**The purchase price will be subject to V.A.T.**

**Viewing:** Strictly by arrangement with the sole agents – 01756 748100.

Date of preparation: 20<sup>th</sup> July 2010

