



Waggon and Horses

19 Lawrence Street York YO10 3BP



Purchase Price - £20,325

Rent - £834 per week

Profit Partnership Plus Agreement

This pub is available on a Profit Partnership Plus Agreement (Landlord and Tenant protected), and the purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus Agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Tenancy is renewable with no rent reviews
- Free and subsidised training courses
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

The Pub and its Facilities

A fantastic opportunity has arisen at one of our premier sites in York.

The Waggon & Horses is situated just outside the city walls and is perfectly positioned to take advantage of students, tourists and local businesses.

The trading area is divided into 4 highly traditional rooms each displaying original features such as open fires, wood panelling, quarry tiles, settles and a variety of interesting bric-a-brac.

The public bar houses the bar servery with 7 hand-pulls and to the side is the games room with an open fire and a popular bar billiards table. Behind there is the breakfast room with an open fire which serves guests in the morning and can also be used for small meetings. There is the library room with bookcases and shelving, and finally a corridor leads to the fully equipped commercial kitchen with gas range and other electrical appliances.

The ladies, gents and disabled toilets are to the rear of the building and then stepping outside there is a well-kept beer garden – a true hidden gem – and a car park for 4 residents.

To the first floor there are the 7 ensuite letting rooms – 1 single, 2 twins and 4 double rooms.

Licence Details (maximum permitted hours)

Alcohol Sales

11.00 – 00.00 daily (11.00 until 01.00 Friday and Saturday)

Live music

11.00- 00.00 daily (11.00 until 01:00 Friday and Saturday)

Opening Hours

11.00-00.30 the following morning. (11.00 - 01.30 Fridays and Saturday)

York and the Neighbourhood

What can be said about historic York that hasn't been said already? It has to be one of the country's 'Jewels in the Crown'

The pub stands only a 'stone's throw' from the portcullis of Walmgate Bar in the city walls, in a mainly residential area, which includes thirsty students, on the main York Road.

York is one of the country's top tourist attractions, be it for York Minster, the Viking Centre, horse racing, museums, ghost walks, theatres, pubs or restaurants, it also holds a famous Christmas Market, leading to nearly 100% occupancy rates for the pub's quality rooms.

But the area doesn't just appeal to tourists, it is a great place to live and work for residents, top schools, hospitals, sports facilities and shops.

York is only a few miles from the A1, connecting north and south and Leeds is only 25 miles away.

Living Accommodation

Above the pub there is spacious living comprising of 3 bedrooms, a lounge, a bathroom and kitchen.

Qualities which will make this pub thrive

The experience and qualities we consider desirable in order to run this business include being a good operator with a passion and experience of working with cask ales, excellent marketing skills, experience in developing and delivering a quality food offer and being able to reach the standards of service required by the customer. They will need to be able to drive the business forward by building relationships in the local area to maximise the business potential.

Experience in operating letting accommodation if preferred but not essential.

The Purchase Process

You can apply to purchase this business via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊 We look forward to speaking with you.

Gallery

