



MELBOURNE ARMS, YORK

MELBOURNE, YORK, YO42 4QJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located in the heart of Melbourne, East Riding of Yorkshire, the Melbourne Arms is a charming pub that serves as a hub for the local community and visitors alike. Its proximity to the scenic Pocklington canal makes it a popular stop for walkers and tourists, offering a perfect blend of relaxation and local charm. As the only pub in the village, the Melbourne Arms is a key gathering spot for both locals and those passing through, making it an integral part of Melbourne's social life. The village itself has much to offer, with essential amenities like a school, clubs and a shop that contribute to a tight-knit, self-sufficient community. It's the kind of place that balances the tranquility of the countryside with a strong sense of connectedness, making it ideal for both residents and visitors seeking a peaceful getaway. Melbourne is well-connected to York and other nearby towns via car along the A1079, regular bus services and by train with the nearest station in Pocklington.

Pub Layout

The Melbourne Arms is a beautifully decorated pub that blends modern, chic country style with traditional elements, creating an inviting atmosphere. The décor features exposed red brick openings and bar, alongside a mixture of slate-tiled and hardwood floors, making the space both stylish and warm. Upon entering, guests are greeted by the main bar area, centrally located to serve all parts of the pub. The bar, with its exposed brick front, exudes warmth and character, offering a space perfect for both casual drinks and social gatherings. The open-plan layout includes high poser tables and bar stools, providing ample space for standing and enjoying drinks. Two log burners add to the cosy atmosphere, while the soft furnishings soften the rustic charm of the wooden floors and brick walls, ensuring a chic yet comfortable environment. To the left of the bar, there is a cosy snug area, ideal for those looking to enjoy a quiet drink. This area also features a dog treat station, making it a perfect stop for our four-legged friends accompanying their owners. On the right side, the main dining room is designed with low-level seating, comfortably accommodating approximately 30 covers. Adjacent to this, there is another snug area leading to the ladies' and gents' toilets. For those who prefer outdoor seating, the pub offers a paved area at the front with wooden benches.

TRADING STYLE

The Melbourne Arms is a well-established and popular local pub with a strong reputation in the community. Currently, the licensee operates the pub with a 60/40 split between wet (drinks) and food sales, but there is significant potential to further enhance this balance and grow the food offering, tapping into the demand for quality dining alongside the drinks trade. The pub's spacious layout, versatility and strong local following present an opportunity to expand its entertainment offerings. There is ample room for intimate live performances, such as acoustic sets or open mic nights, which could appeal to both regulars and new visitors. Additionally, the pub has the capacity to support local clubs and community events, fostering a sense of connection and providing an even greater draw for patrons looking for engaging activities and a lively atmosphere. Overall, with its existing appeal and opportunities for growth in entertainment and food offerings, the Melbourne Arms has the potential to become an even more integral part of the local community, while attracting more visitors from further afield.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor of the pub and is all in good decorative order. It comprises: three bedrooms, lounge, kitchen and separate bathroom and toilet.



Community
Local



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Car Park



Beer Garden

FINANCIAL

Annual Rent: £22,000
Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater
Working Capital: £5,000
Stock: £5,000
Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

Admiral Taverns are looking for an exceptional and experienced person or couple to take the Melbourne Arms to the higher levels of hospitality. Local knowledge or familiarity with the area would be advantageous, as it would help the licensee connect with the community. The ideal candidate should be proactive in promoting the pub and getting involved in local events, such as participating in community festivals, supporting local charities and organising special themed nights to attract customers. A solid understanding of marketing and social media is essential to effectively promote pub events and foster a strong sense of community. By combining a community-first approach with engaging activities and a robust online presence, the licensee will ensure the pub remains a key player in the local social scene, attracting both regulars and newcomers. Additionally, a solid understanding of catering is crucial for maximising the pub’s potential. The licensee should offer traditional pub food offer or explore new culinary trends, creating a menu that appeals to the clientele and enhances the overall dining experience. This is an exciting opportunity to take the reins of a thriving pub, enhance its offerings and contribute to its growth within the local community.



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