admiral
TAVERNS



MOTHER SHIPTONS INN, KNARESBOROUGH

KNARESBOROUGH, HG5 8HZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Strong, established business
- Superb views over the river.
- Scope to develop the food offer

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Mother Shiptons Inn is a charming and picturesque pub located in the historic market town of Knaresborough, just four miles east of Harrogate. Nestled along the banks of the River Nidd, the pub boasts a stunning location with direct views of the famous Mother Shipton's Cave, making it an ideal spot for those looking to enjoy both history and nature. The beer garden, positioned right by the river, offers a tranquil setting where visitors can unwind while watching the gentle flow of the Nidd. Knaresborough itself is an affluent town, rich in history, and, like its nearby neighbour Harrogate, is known for its spa town heritage. Knaresborough is easily accessible with well-connected transport links. The A661 road connects to Leeds, while the A59 runs through to York, making it simple to travel to and from the town. The town also benefits from regular train links to both Harrogate and York, and a reliable bus service ensures convenience for its residents and visitors.

Pub Layout

The Mother Shiptons offers inviting spaces across three distinct trading areas. Upon entering, you'll find a cosy dining room to the left, ideal for smaller gatherings, with seating for up to 20 people. This area could easily be adapted for private functions. Opposite, the main trading area exudes warmth and charm with its open fire, a mix of carpeted and wooden floors, and traditional panelled walls adorned with beamed ceilings. Ornate fittings and soft furnishings enhance the welcoming atmosphere. At the heart of this space is the central servery bar, a focal point that serves all areas of the pub. A small raised section offers an intimate spot for private dining, perfect for a more secluded experience. Beyond this, you'll enter a comfortable lounge with seating for around 20, which opens out onto a spacious beer garden overlooking the river Nidd, offering a relaxing setting for outdoor enjoyment.

TRADING STYLE

The Mother Shiptons is a vibrant, community-focused wet-led pub with a solid food offering that complements its reputation for warmth and hospitality. Renowned for providing a welcoming atmosphere for both locals and visitors, the pub enjoys a steady trade throughout the year, supported by a loyal local clientele. From Easter to October, the influx of tourists drawn to the nearby Mother Shipton's Cave helps to further boost the pub's popularity, making it a bustling hub for those exploring the area. While the current food menu offers a solid selection that pairs well with its drinks, there is considerable potential to expand and elevate the food offering which could transform into a destination food pub, attracting even more customers.

ACCOMODATION

Private Accommodation

The domestic accommodation consists of two bedrooms, a lounge, kitchen, bathroom and separate toilet. All of which is in good order.

FINANCIAL

Annual Rent: £39,800
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £4,000
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

Beer Garden | Cask Ale | Kitchen | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Admiral Taverns is seeking a licensee with a balance of excellent catering skills, customer service, and the vision to grow the pub's offerings while staying closely connected to the locals. A strong catering experience is essential as food is the key driver for success alongside maintaining high standards and delivering an exceptional dining experience. A knowledge of the local area is also highly valuable, allowing you to better connect with the community and tailor your offerings to local preferences. While food remains the core focus, there is significant potential to expand the pub's social and entertainment offerings. Engaging locals with popular events like quiz nights and live entertainment, will not only boost foot traffic but also enhance the pub's reputation. Effective marketing will be key to driving both food sales and overall business growth. You'll need to be proactive in using local marketing strategies, social media, and in-house events to promote and attract customers.


Beer Garden


Cask Ale


Kitchen


Live Music


Open Fire

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