admiral
TAVERNS



ZERO BUSINESS RATES*

OLD ROYAL GEORGE, NORTHALLERTON

NORTHALLERTON, DL7 9QS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Zero business rates*
- Opportunity to build on food offer
- 3 beautiful letting rooms

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Located in the picturesque village of Morton On-Swale, just a short distance from Leeming Bar and Northallerton, our pub enjoys a strategic position along busy arterial routes. Morton On-Swale is a historic farming village, ensuring a steady flow of passing trade from both local commuters and visitors to the area. Within a 10-mile radius, the predominant Acorn categories are Affluent Achievers and Comfortable Communities, highlighting a demographic that appreciates quality and community. This favourable location presents an excellent opportunity to attract a diverse clientele seeking both a high-quality dining experience and a welcoming pub atmosphere.

Pub Layout

Our pub boasts a spacious open-plan main bar area, ideal for socializing and enjoying our wide range of drinks. For a more intimate experience, guests can relax in our cosy snug featuring a welcoming log burner, perfect for colder days. Both areas are served by our central bar. Additionally, we offer a large restaurant/function room, providing ample space for dining or hosting special events. Conveniently accessible from the main bar area are the well-appointed toilets, alongside a sizable catering kitchen and dry store to support our culinary offerings. Located at the rear of the property, our ground floor cellar ensures we maintain optimal beverage storage conditions, supplemented by extra dry storage for added convenience. Beyond these facilities, we are proud to offer three high-standard letting rooms with separate access via our charming beer garden, catering to guests seeking comfortable accommodation in the heart of Morton On-Swale.

TRADING STYLE

Situated prominently along a main road, The Old Royal George benefits from substantial passing trade, making it an ideal stopover for camper vans, which can utilize the ample parking and enjoy the pub's facilities. Currently, the pub is a focal point for the local community, hosting pub darts teams and offering live sports coverage via Sky TV. The pub operates with a wet to dry sales split of approximately 70:30, with its food offering centered on a well-regarded "pub favourites" menu featuring quality home-cooked dishes.

ACCOMODATION

Private Accommodation

The private accommodation consists of three large bedrooms, large living room, family bathroom, kitchen and office.

Letting Rooms

The pub has three ground floor letting rooms to the rear of the business which are detached from the main building and self-contained.
https://www.tripadvisor.co.uk/Hotel_Review-g504009-d7914264-Reviews-The_Old_Royal_George-Northallerton_North_Yorkshire_England.html#/media/7914264/354623104:p

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Letting Rooms | Live Music

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FINANCIAL

Annual Rent: £20,500
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: 4,000
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 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

We are seeking a dedicated licensee who is eager to become the cornerstone of our local community and further develop our established regular trade. The licensee should possess a strong commitment to service excellence and high standards, along with expertise in curating a home-cooked menu and maintaining a selection of quality cask ales. There is considerable potential to expand the pub's appeal by introducing regular activities such as quiz nights and live entertainment, complementing its existing clientele.


3+ Private Bedrooms


Beer Garden


Car Park


Cask Ale


Function Room


Kitchen


Letting Rooms


Live Music

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