admiral
TAVERNS



SADDLE INN, FULFORD

FULFORD, YO10 4PJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Prime Location Near York Racecourse
- Five Letting Rooms
- Zero business rates*

YOUR INVESTMENT:
£12,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Saddle is a traditional pub situated in the charming village of Fulford, boasting plenty of character and a prime location. The pub is located on the main road of Fulford, approximately half a mile from York city centre and one mile from the York Designer Outlet and York Racecourse. Given its position on the main road through Fulford, it benefits from excellent public transport links, with a bus route providing easy access to the city centre. The Saddle is an exceptional site, rarely available for tenancy due to its desirable location.

Pub Layout

Upon entering The Saddle, you are greeted with an open-plan room featuring a central bar servery, a mix of fixed and loose seating, and high-level bar stools. An open fire adds a cosy atmosphere during the winter months. A door leads to a second trading space, ideal for dining, which connects to the kitchen. Additionally, there are five letting rooms, three of which have en-suites, accessed separately. Externally, a large beer garden at the rear offers several wooden benches, and there is car parking available for up to eight vehicles.

TRADING STYLE

The Saddle is a cosy and community-focused wet led site with the potential of a mid market food offering. The addition of five letting rooms, all en-suites, represent a valuable revenue source and turn the pub into a small inn or bed and breakfast, attracting visitors or guests attending events in the area.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, bathroom, office but has no private kitchen.

Letting accommodation

There are 5 letting rooms on site. There are four double rooms and one family room, all are en-suite.

FINANCIAL

Annual Rent: £25,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £4,000
Stock: £3.500
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.

Beer Garden | Car Park | Cask Ale | Kitchen | Letting Rooms | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

We are seeking an experienced and dynamic licensee to manage this beautiful site featuring 5 letting rooms (4 doubles and 1 family room, all en suite). The ideal licensee will have a strong background in hospitality, a passion for homemade traditional pub food, and proven expertise in marketing and social media.


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