admiral
TAVERNS



YORK, MORECAMBE

MORECAMBE, LA4 5QH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Zero business rates*
- Community local with letting rooms
- Fantastic food offering

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The York Hotel is on the edge of the seaside town of Morecambe based in Lancashire. Morecambe enjoys one of the finest views from its promenade of any seaside town in England, a magnificent sweep of coastline and bay, looking across to the Lakeland mountains. Located close to the main train station for Morecambe and conveniently close to the M6 motorway, the York providing easy access for guests arriving by car and train. With its convenient location, diverse amenities, and potential for offering accommodation, food, and entertainment, the York Hotel is established as a popular destination in Morecambe for both residents and travellers alike.

Pub Layout

The York is an imposing building boasting 8 letting rooms. Entering into the bar area you are greeted by a long, well-maintained bar servery which enhances the pub's ambiance and provides an inviting space for guests to enjoy a wide selection of beverages. There is a games area complete with pool table and darts boards with TVs on the walls showing televised sports alongside an area of a mixture of low level seating providing the perfect ambiance for diners and creating the balance between drinkers and diners extremely well. The beer garden to the rear offers guests an outdoor oasis to relax and socialize. A car park with space for 8 cars provides added convenience for guests. The York boasts 8 letting rooms, perfect for that overnight stay and adding another income stream to this business.

TRADING STYLE

The York is a traditional community local, ideally located just a short distance from the seaside in Morecambe. Currently operating as a wet-led pub, it offers a welcoming and familiar atmosphere for its loyal local clientele. While it doesn't currently serve food, The York benefits from a large, well-equipped catering kitchen, presenting a fantastic opportunity to introduce a great-value food offering that would further strengthen its appeal within the community. In addition to the bar trade, letting rooms provide an additional income stream, attracting tradespeople during the week and families or weekend visitors exploring the popular seaside town. With the right vision, The York has all the ingredients to thrive as a versatile, community-focused pub with strong local roots and broader visitor appeal.

ACCOMODATION

Private Accommodation

The private accommodation is on the first floor and consists of two large bedrooms, lounge area, bathroom and kitchen.

Letting Accommodation

The pub comes with 8 letting rooms.

Beer Garden | Car Park | Kitchen | Letting Rooms | Live Music | Sports Teams

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FINANCIAL

Annual Rent: £29,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £2,000
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

Admiral Taverns is seeking a committed, high-quality licensee to take on The York, a family-friendly and welcoming community pub in the seaside town of Morecambe. This community pub in Morecambe will offer competitively priced food and drinks for locals, alongside letting rooms for visitors travelling from further afield. The ideal candidate will bring a keen eye for detail and a strong commitment to excellence. Experience in the food industry is essential to help elevate the pub's food offering, delivering a menu that appeals to both regulars and tourists. In addition, familiarity with managing letting rooms is important to ensure guests receive a consistent experience. Success at The York will also require strong interpersonal skills, a proactive approach to networking, and a passion for building meaningful relationships within the local community. A robust marketing plan, both online and offline, will be key in positioning The York as a thriving community hub and destination venue in Morecambe.


Beer Garden


Car Park


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