

TO LET

**BARRY
CRUX** & COMPANY

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



THE STIDDY & LYTHE CARAVAN PARK HIGH STREET, LYTHE, WHITBY, YO21 3RT

PROMINENT PUBLIC HOUSE WITH 4 TRADING ROOMS, 3 LETTING BEDROOMS AND OWNERS ACCOMMODATION
CARAVAN SITE WITH 26 TOURER PITCHES, 18 TENT PITCHES AND 6 CAMPING POD PITCHES PLUS AMENITY BLOCK
WITHIN CLOSE PROXIMITY OF THE EXTREMELY POPULAR DESTINATIONS OF SANDSEND, WHITBY AND RUNSWICK BAY
RUNSWICK BAY BEACH HAS BEEN VOTED "BRITAIN'S BEST BEACH" BY THE SUNDAY TIMES

TO LET - £55,000 PER ANNUM EXCLUSIVE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

The Stiddy is well placed to attract both passing and regular trade, as well as drawing in custom from a wide area. It is a well-arranged property having 4 distinct trading rooms to the ground floor, together with a Catering Kitchen. The premises are complemented by having Letting Bedrooms on the first floor. Currently there are three of these each having an en-suite bathroom or shower room. To the second floor there is a Living Room and Double Bedroom as well as Bathroom.

Lythe Caravan & Camping Park is situated to the rear of The Stiddy and can be accessed by vehicle directly from High Street, pedestrian access is also available via a driveway to the rear of The Stiddy. The caravan park provides space for 26 tourer pitches, 18 tent pitches and space for 6 camping pods.

LOCATION

The Stiddy & Lythe Caravan Park are situated in the village of Lythe, being approximately 4 miles to the north of Whitby, and on the A174. Lythe has excellent access to the Cleveland Way and British Coastal Path and is located within the North York Moors National Park, which has over 8m visitors per year.

The popular holiday destinations of Sandsend and Runswick Bay are within close proximity to the property and are considered two of the primary destinations on the Yorkshire Coast.



ACCOMMODATION - THE STIDDY

Description

GROUND FLOOR

ENTRANCE LOBBY:	1.95m x 1.3m; with inner door to:
HALL:	1.61m x 2.03m; dado rail, radiator, door to Lounge and:-
PUBLIC BAR:	5.1m x 5.56m; stone tiled floor, mock ceiling beams, upholstered fixed bar seating to 2 sides with heating behind plus loose tables and chairs, steps up to Games area.
SERVERY:	laminated counter to 2 sides, stained timber boarded and upholstered with panelling beneath, glass and bottle shelves, non slip floor, backfitting, laminate worksurface, spaces for double

cold drinks cabinet, interconnects to Lounge Servery.

GAMES ROOM: 4.44m x 4.26m; mock ceiling beams, 1 section upholstered fixed bar seating with heating behind plus loose tables and chairs, darts board, brick faced fireplace surround, 1 step up from Bar, 2 steps down to:

REAR HALL: door from Inner Hall, 5 steps up to rear entrance, toilets and kitchen.

LOUNGE: 5.15m x 5.04m; mock ceiling beams, dado rail, 1 long section button backed fixed bar seating to 2 sides with heating behind, plus loose tables and chairs, feature stone fireplace surround. Wide opening to:

SNUG: 3.33m x 2.34m; delft rack, section of button backed fixed bar seating to 3 sides with heating behind plus loose tables and chairs, door to:-

INNER HALL Stairs to first floor.

LOUNGE SERVERY: laminate counter, glass and bottle shelves, non slip floor, sidefitting, laminate worksurface, space for cold drinks cabinet, side fittings, single drainer stainless steel sink, stainless steel wash hand basin, glass washer point.

KITCHEN: 4.16m x 3.42m; aluminum cooker hood with extraction and trap system, laminate clad walls, stainless steel worksurface, single drainer double bowl stainless steel catering sink, stainless steel wash hand basin, gas and electric points, dishwasher point, non slip floor.

LADIES: 2 w.c.'s, bracket wash hand basin, radiator.

GENTS: 3 pod urinals, w.c., bracket wash hand basin, part tiled walls, tiled floor.

FIRST FLOOR: stairs lead off internal staircase from Snug.

LANDING: double radiator, storage cupboard.

LETTING BEDROOM 1: .3.44m x 4.1m (Double); double radiator.

EN SUITE SHOWER ROOM: 2.57m x 1.56m; fully tiled walls. shower tray with curtain and having electric shower, w.c., pedestal wash hand basin.

LETTING BEDROOM 2: 3.69m x 4.72m (Twin and Bunks); double radiator, windows to front and left-hand side

EN SUITE SHOWER ROOM: 2.51m x 1.55m; fully tiled walls, shower cubicle, w.c., pedestal wash hand basin, radiator.

OFFICE: 1.79m x 4.06m; radiator

STORE: 4.33m x 1.42m; exposed ceiling beams.

LETTING BEDROOM 3: 4.12m x 2.51m; double radiator, window to left hand side, exposed ceiling beams.

EN SUITE BATHROOM: 1.82m x 3.12m; fully tiled walls, shower cubicle, w.c., pedestal wash hand basin, radiator.

KITCHEN/ LAUNDRY: 3.64m x 4.38m; laminate worksurface to 2 sides, storage cupboards under, wall cupboards, plumbed for two washing machines, built in cupboards, hot water cylinder.

SECOND FLOOR

LANDING:	radiator.
LIVING ROOM:	5.36m to eaves x 3.91m; double radiator.
BATHROOM:	2.7m x 3.34m; panelled bath with shower over, w.c., pedestal wash hand basin, double radiator, cupboard with Worcester boiler.
BEDROOM:	4.86m x 3.76m; double radiator, built in wardrobes, 2 velux windows to rear, exposed roof beams.

OUTSIDE

BOILER ROOM:	
CUPBOARD:	
VEGETABLE STORE:	3.38m x 1.34m.
STORE:	1.48m x 4.54m.
BEER STORE:	3.93m x 4.13m; Belfast sink, concrete floor with double doors to communal yard.
FORECOURT:	stone paved with timber picnic tables and benches.

ACCOMMODATION - LYTHE CARAVAN PARK

Description

AMENITY BLOCK

Male Facilities	3.47m x 7.42m; 3x pod urinals, 3x wash hand basins in vanity unit. 3x w/c cubicles, 3x shower cubicles, non-slip floor with wet underfloor heating.
Female Facilities	3.50m x 7.47m; 3x wash hand basins in vanity unit. 6x w/c cubicles, 3x shower cubicles, non-slip floor with wet underfloor heating.
Disabled Facilities	Currently used as store
Laundry Room	2.49m x 3.68m; 2x single bowl single drainer stainless steel sink, non-slip floor, laminate clad walls, points for commercial washing machine and driers.
Workshop	8.37m x 3.00; lean-to structure

RECEPTION	3.94m x 3.94m; laminate reception counter, cast iron log burner, door to rear, wooden veranda to front
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EXTERNAL

Private Garden	Greenhouse, shed, LPG tank
Main Site	29 hook-up points
Overflow Field	

SERVICES

The Stiddy has the benefit of mains water, electricity and drainage. LPG supplies the catering equipment as well as a gas fired boiler. Separate oil-fired boiler provides central heating and hot water to the ground and first floors.

Lythe Caravan Park has the benefit of mains water, 3-phase electricity and drainage.

LOCAL AUTHORITY

Scarborough Borough Council.

RATEABLE VALUE

The Stiddy - £4,500
Caravan Site to r/o "The Red Lion" - £9,750.00
Council Tax Band: A

LICENSES

The property has the benefit of a Premises Licence granted by Scarborough Borough Council under reference PL0765 providing for the sale of alcohol on and off the premises each day between 10am and 11pm except Sundays when the permitted hours are noon to 10.30pm.

Interested parties should however make their own enquiries of the Local Authority Licensing Department.

TENURE

The property is available to let by way of a new lease for a minimum term of 10 years, longer by negotiation in multiples of 5 years, and on full repairing and insuring terms. The lease will be "free of tie".

The premises have a rental value of £55,000 per annum, but flexibility will be adopted via the landlords in terms of the rental structure over the initial term, depending upon the incoming tenants' proposals with the property.

VALUE ADDED TAX

VAT may be chargeable on the rent and if appropriate this will be at the prevailing rate.

TRADE & BUSINESS

The Stiddy has been operated by the same licensee for around 9 years, as a partnership of two on a full-time basis, employing three to four part time staff working variable hours.

The business has been fundamentally wet led, albeit having a limited catering offering. Letting rooms have generally been £60 per night on a room only basis - this element of the business provides a growth opportunity for any incoming tenant.

It is considered that this outlet ought to be capable of achieving sales of £4,000 gross per week, generated from various sources, in its present arrangement. Interested parties however will have to make their own judgements in this respect.

Generally, trading hours have been Monday to Thursday 7:00pm to 11:00pm, Friday to Saturday 6:00pm to 11pm and Sunday noon to 2:30pm and 6:00pm to 10:30pm (drink only).

Lythe Caravan & Camping is permitted to trade for 11 months of the year on a non-residential basis and this has been the format adopted by the previous operator. The business has been operated by the proprietors with the assistance of two members of staff running the reception desk.

Caravan and camping pitches are generally advertised as being £22 per night, with the first night be £25. Hard standings are charged of £25 per night, with the first night being £28.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of X 123. A full copy of the EPC is available upon request.

COSTS

The incoming tenant will be required to meet the landlord's proper legal costs incurred in connection with the preparation and completion of a lease.

VIEWING

Strictly by appointment with the sole letting agents.

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.