



BLACKSMITHS ARMS MAIN STREET YORK, YO60 7RJ

£395,000
FREEHOLD


milburns
commercial



Situated in the heart of this beautiful commuter village, this large piece of freehold property offers a wealth of potential and includes a large previously popular public house; above are five bedroom accommodation currently providing a substantial income. On the ground floor is a large public bar and dining room as well as well as 3 kitchen/prep areas, toilets and a cellar/pump room. To the rear of the property is a rear walled yard/ parking area with vehicular access to the neighbouring property. The pub has not traded for several years but affords a great opportunity to develop a substantial business.

The picturesque village of Flaxton lies 9 miles to the north of the city

centre, less than a mile off the busy A64 route to the coast and North York Moors, with the busy community of Strensall less than 3 miles to the south.

A rare opportunity offered at a most realistic price.

The property is not subject to VAT.

Detached Pub Five Bedrooms Car Park Popular Village Vacant Possesion EPC TBC





BLACKSMITHS ARMS MAIN

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

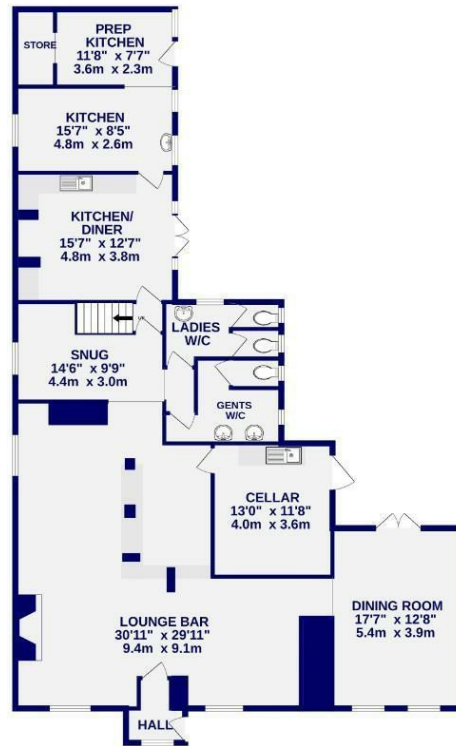
Viewings – By Appointment Only

Floor Area – sq ft

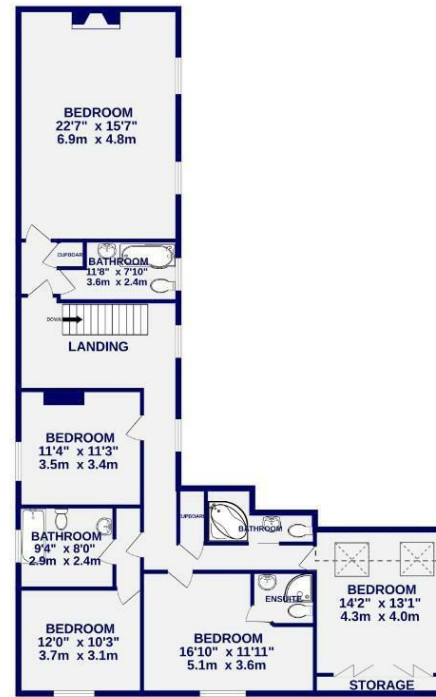
Tenure – Freehold



GROUND FLOOR
1776 sq.ft. (165.0 sq.m.) approx.



1ST FLOOR
1488 sq.ft. (138.3 sq.m.) approx.



TOTAL FLOOR AREA : 3264 sq.ft. (303.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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