

FOR SALE

HOSPITALITY & LEISURE

The Henry Jenkins
Main Street
Kirkby Malzeard
Ripon
HG4 3RY



**VACANT FREEHOLD PUBLIC HOUSE WITH LARGE CAR PARK/
BEER GARDEN IN ATTRACTIVE NORTH YORKSHIRE VILLAGE**

- Many original features including open fires
- Potential for part/full conversion to residential use (subject to planning)
- Three/four bed owner's accommodation
- In need of refurbishment

CONTACT

Tom Storrar
tom.storrar@edwardsymmons.com

**Edward
Symmons**

0113 245 8454
www.edwardsymmons.com

LOCATION

The property is situated on the south side of Main Street in the village of Kirkby Malzeard in the Harrogate Borough of North Yorkshire.

Kirkby Malzeard is located approximately 6 miles north west of Ripon, 17 miles north west of Harrogate and 32 miles north of Leeds.

DESCRIPTION

The property comprises a vacant, stone built public house with a substantial beer garden and car park to the rear. The overall site extends to approximately 0.09 hectare (0.22 acre).

The original pub has been extended over the years, initially into the adjoining residential property to the east and subsequently through more recent brick extensions to the rear.

The ground floor comprises a central bar servery with access to the cellar, surrounded by the snug, "darts bar" with open fire and lounge bar with open fire. From here, a step leads up to the upper lounge/dining room with a further open fire, access to the kitchen, fire escape to the rear car park and a private staircase to the first floor owner's/letting accommodation.

A pool room, male/female lavatories and the boiler room are located in the most recent rear extension, with a former pig sty and sheds at the back of the site providing further useful storage.

The first floor provides three bedrooms, large sitting/dining room, office/bedroom 4, kitchen and bathroom.

ACCOMMODATION

Ground Floor	217.64 sq m	2,342.65 sq ft
First Floor	119.89 sq m	1,290.44 sq ft
Total GIA	337.53 sq m	3,633.09 sq ft

PLANNING

Interested parties are advised to speak to the Planning Department of Harrogate Borough Council on 01423 500 600 with regard to uses of the property.

Please contact Edward Symmons for a copy of the Council's response to our pre-application enquiry for conversion of part or the whole of the property to residential use.

BUSINESS RATES

The property has a Rateable Value of £9,800 (2010 List).

TENURE

The property is freehold.

TERMS

Offers in the region of £150,000 are invited for the freehold interest. VAT, if applicable, will be charged at the applicable rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

FURTHER INFORMATION

For further information or for an appointment to view the property, please contact Tom Storrar on:

Tel: 0113 245 8454

Email: tom.storrar@edwardsymmons.com



Energy Performance Certificate

Non-Domestic Building

The Henry Jenkins Inn
Main Street
Kirkby Malzeard
Ripon
HG4 3RY

Certificate Reference Number:
0270-1993-0352-3910-7020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+	
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

98 This is how energy efficient the building is.

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	355
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	166

Benchmarks

Buildings similar to this one could have ratings as follows:

39	If newly built
104	If typical of the existing stock

8 St Pauls Street, Leeds LS1 2LE T: 0113 245 8454 F: 0113 246 8556

May 2012

Edward Symmons

London | City & West End | Birmingham | Bristol | Leeds | Liverpool | Manchester | Newcastle upon Tyne
Plymouth | Southampton | Teesside

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Edward Symmons their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.