

## Melbourne Arms

York, YO42 4QJ

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES

-  Open Fire
-  Cask Ale
-  Kitchen
-  Beer Garden
-  3+ Private Bedrooms
-  Live Music
-  Parking



### DESCRIPTION

The Melbourne Arms is located in the heart of the beautiful, affluent village of Melbourne which is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately eight miles west of the market town of Market Weighton and four miles south-west of the market town of Pocklington. The village lies on the Pocklington Canal, encouraging walkers, tourists and visitors throughout the year. The Melbourne Arms benefits from being the only pub in this picturesque village, making it the hub of the community and popular with visitors. This delightful village also has a number of local amenities including school, clubs and a shop creating a real self sufficient community feel and is even home to the Pocklington Canal Amenity Society, who run boat trips from the Melbourne Arm of the canal.

### Pub Layout

This attractive pub has been decorated throughout with a modern, chic country style – whilst not forgetting its roots, with exposed red brick openings and bar, a mixture of slate tiled and hardwood floorings throughout, the Melbourne is just a pleasure to be in. On entering the pub you are welcomed into the main bar area, with the bar located where it should be, in the heart of the pub and services all areas. There is a mixture of high and low seating in here and plenty of space for vertical drinking too. To the left is the cosy snug area, which is ever popular for those looking for just la drink or on the colder months as it is so inviting with the open fire. The main dining room is on the right side of the pub with versatile fixtures and fittings depending on the amount of covers required, however on a normal set up this room could comfortably facilitate thirty covers. For al fresco dining or drinking there are two options, to the front there is room for easily six, either picnic benches or individual patio furnishings and to the rear is a quaint beer garden housing its own benches.

### FINANCIAL

**Annual Rent:** £19,000

**Security Deposit:** £5,000

**Working Capital:** £3,000

**Stock:** £4,000

**Fixtures and Fittings:** 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.

**Training:** £250 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

### BDM VISION

I am looking for a community focused individual or couple who have an eye for detail and perfection. Food experience is key for the in-going licensee as this is such a huge part of the business already – and something I would be looking to grow. Although this is an attractive pub already, with the right licensee and an outstanding business plan, we would be looking to do an investment in order to turn this business in to something special. Having a love and knowledge of

### TRADING STYLE

The Melbourne Arms is currently a popular local community which has a good reputation. However there is the scope to take it from great to magnificent! The current licensee is currently trading the pub with a 60/40 split between wet and food and there is potential to improve this. In regards to a rhythm of the week and entertainment there is room to drive this as the pub has the space, versatility and demand for more intimate live entertainment, such as acoustic sets or open mic nights, along with supporting local clubs and community events.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is located on the first floor of the pub and is all in good decorative order. It comprises: three good sized bedrooms, lounge, kitchen, bathroom and a study/office.