



DOG & DUCK, WALKINGTON

WALKINGTON, HU17 8RX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Nestled in the heart of the picturesque village of Walkington, just three miles from the historic market town of Beverley, The Dog & Duck is a well-established, character-rich public house with deep community roots. This charming three-storey property, constructed from traditional brick with an apex slate roof, combines period features with extensive modern trading facilities and heritage appeal. Walkington is a quintessential English village with quaint cottages, historic landmarks, and peaceful walking trails, attracting a steady mix of loyal locals and visitors. Conveniently situated just off the B1230, Walkington offers easy road access to Beverley and surrounding areas. The nearest railway station is in Beverley, providing direct connections to Hull, York, and beyond. The area is also served by a regular local bus service, further enhancing its accessibility.

Pub Layout

The pub boasts a centrally located bar that serves both the lounge and main bar areas. Adjacent to the bar is a separate coffee station, presenting an excellent opportunity to diversify the drinks offering and attract a broader clientele. Supporting the strong food-led trade is a fully equipped commercial catering kitchen, purpose-built to handle high-volume service with ease. Conveniently located behind the scenes, a ground floor beer cellar, while a separate wine cellar provides ample storage for an expanded premium drinks selection. A standout feature of the property is the function room, which comfortably accommodates up to 50 guests. This space is ideal for private events, parties and business meetings offering an additional revenue stream and reinforcing the pub's position as a vibrant social hub. Outside, a spacious beer garden provides the perfect setting for outdoor events. The garden is equipped with a stone-built BBQ and a partially covered terraced seating area, making it a flexible, inviting space that appeals to customers throughout the year. The pub also benefits from a private car park with capacity for approximately 20 vehicles.

TRADING STYLE

Currently trading with a strong emphasis on food, which accounts for approximately 70% of turnover, the pub also boasts a solid premium drinks offer, enhancing its appeal and profitability. With high gross profit margins in the upper 60% range, the business demonstrates excellent financial performance. The function room, capable of hosting up to 50 guests, adds an additional revenue stream through private events, parties, and community gatherings. Supported by excellent facilities and a robust trading operation, the venue benefits from multiple income streams including food, premium drinks, functions, and outdoor events.

ACCOMODATION

Private Accommodation

The private accommodation, accessed through the pub, offers generous living space spread across two floors. On the first floor, you'll find two bedrooms, one with an en-suite bathroom alongside a living room, a kitchen/dining area with an adjoining utility room, a separate bathroom, a dressing room, and an office. The second floor features two additional bedrooms.

FINANCIAL

Weekly Rent: £538.46

Estimated Annual Turnover*: £571,426

Security Deposit: £7,000

Working Capital: £5,000

Stock: £6,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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.

Please head to our Specialist Information page before the



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Function Room



Kitchen



Food
Preparation
Area



Live Music

BDM VISION

Andy Longley, Business Development Manager, is looking for an ambitious and driven licensee to take The Dog & Duck forward. This is an exciting opportunity for a licensee with the experience, energy and commercial flair to evolve the offer, grow the business and build on its existing success, while retaining the character, charm and community feel that make The Dog & Duck such a valued local destination.

Ideal Applicant

- A passion for great food, drink and hospitality, with the ability to build on The Dog & Duck's strong reputation as a quality local pub.
- Experience of running or managing a food-led business, with an eye for developing seasonal menus and making the most of local produce.
- Knowledge of cask ales and premium drinks, with the confidence to create an offer that appeals to both regulars and new customers.
- Commercially minded and able to identify opportunities to grow sales, increase footfall and maximise profitability.
- Creative and proactive, with ideas for driving trade throughout the week through promotions, themed events and compelling customer offers.
- Motivated and ambitious, with the energy and determination to take an already successful business to the next level.
- A natural people person who enjoys building relationships within the local community and creating a welcoming atmosphere for all.
- Able to maximise the potential of the function space through private parties, business meetings, local groups and community bookings.
- Hands-on, customer-focused and committed to delivering consistently high standards across all areas of the business.
- A self-starter with the ambition to establish The Dog & Duck as both a destination for quality food and drink and a valued community hub.

If you have the passion, and enthusiasm to make The Dog & Duck the heart of the community, we would be delighted to hear from you.



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