



MOTHER SHIPTONS INN, KNARESBOROUGH KNARESBOROUGH, HG5 8HZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,750

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Mother Shiptons Inn is a charming and picturesque pub located in the historic market town of Knaresborough, just four miles east of Harrogate. Nestled along the banks of the River Nidd, the pub boasts a stunning location with direct views of the famous Mother Shipton's Cave, making it an ideal spot for those looking to enjoy both history and nature. The beer garden, positioned right by the river, offers a tranquil setting where visitors can unwind while watching the gentle flow of the Nidd. Knaresborough itself is an affluent town, rich in history, and, like its nearby neighbour Harrogate, is known for its spa town heritage. Knaresborough is easily accessible with well-connected transport links. The A661 road connects to Leeds, while the A59 runs through to York, making it simple to travel to and from the town. The town also benefits from regular train links to both Harrogate and York, and a reliable bus service ensures convenience for its residents and visitors.

Pub Layout

The Mother Shipton's features a welcoming layout arranged across four distinct trading areas. Upon entering, guests are greeted by a cosy dining room on the left, comfortably seating up to 20 people and well suited to smaller gatherings or private functions. A short corridor from this room provides access to the customer toilets. Directly opposite, the main trading area is full of character, combining traditional charm with a warm and inviting atmosphere. An open fireplace serves as a focal point, complemented by a blend of carpeted and timber flooring, panelled walls, exposed beams, ornate fittings, and comfortable soft furnishings. The centrally positioned servery bar provides efficient service to all areas of the pub. Adjoining the main space are two intimate snug areas, ideal for both dining and drinking, while the catering kitchen is conveniently located at the heart of the operation. Moving towards the outdoor area, a small raised section creates an attractive and private dining space, offering a more secluded experience before leading down to the garden via a set of steps. Outside, the impressive beer garden enjoys stunning views over the River Nidd, providing a tranquil and picturesque setting for customers to relax and enjoy the surroundings.

TRADING STYLE

The Mother Shiptons is a vibrant, community-focused wet-led pub with a solid food offering that complements its reputation for warmth and hospitality. Renowned for providing a welcoming atmosphere for both locals and visitors, the pub enjoys a steady trade throughout the year, supported by a loyal local clientele. From Easter to October, the influx of tourists drawn to the nearby Mother Shipton's Cave helps to further boost the pub's popularity, making it a bustling hub for those exploring the area. While the current food menu offers a solid selection that pairs well with its drinks, there is considerable potential to expand and elevate the food offering which could transform into a destination food pub, attracting even more customers.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a lounge, kitchen, bathroom and separate toilet. All of which is in good order.

FINANCIAL

Weekly Rent: £596.15

Estimated Annual Turnover*: £551,812

Security Deposit: £7,750 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £4,000

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.

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



Beer Garden



Cask Ale



Kitchen



Live Music



Open Fire

BDM VISION

Admiral Taverns is seeking a licensee with a balance of excellent catering skills, customer service, and the vision to grow the pub's offerings while staying closely connected to the locals. A strong catering experience is essential as food is the key driver for success alongside maintaining high standards and delivering an exceptional dining experience. A knowledge of the local area is also highly valuable, allowing you to better connect with the community and tailor your offerings to local preferences. While food remains the core focus, there is significant potential to expand the pub's social and entertainment offerings. Engaging locals with popular events like quiz nights and live entertainment, will not only boost foot traffic but also enhance the pub's reputation. Effective marketing will be key to driving both food sales and overall business growth. You'll need to be proactive in using local marketing strategies, social media, and in-house events to promote and attract customers.



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Kitchen



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