

Our ref:54/55117-RL/HS

**Private and Confidential**

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11<sup>th</sup> April 2014

Dear Mr Pattison,

**Re: Three Tuns Inn, Main Street, West Lutton, YO17 8TA**

Further to our conversation on the 11<sup>th</sup> of April with regards to the above mentioned freehold property and land.

I can confirm that Christie & Co, from our Leeds office, have been marketing the opportunity since April 2013, (last 12 months). In this time we have provided the details to a number of buyers that we have registered looking for pubs in North Yorkshire, the property has been viewed on our website many times, we have advertised the property in both the Yorkshire Post and Morning Advertiser, on a number of occasions, as well as having a for sale board fixed to the external of the building.

To date this has resulted in 7 different parties viewing the pub, however we have not, for all of our efforts, been able to achieve a suitable offer for the property, as a vacant, or trading public house. However, we have had a number of parties comment, to state that it would make a fantastic residential dwelling. We therefore consider this option to be a very viable one moving forward.

I trust the above updates you of our position and we await further instructions.

Yours sincerely

Ryan Lynn  
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Enc

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14/00 sbc/ks  
- 3 JUN 2014  
DEVELOPMENT  
MANAGEMENT

REF: 5956F



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**RARE FREEHOLD FREEHOUSE SITUATED IN THE DESIRABLE NORTH YORKSHIRE VILLAGE OF WEST LUTTON CLOSE TO THE MARKET TOWN OF MALTON**



- The only Inn in the village conveniently located in the centre opposite the local Church.
- Main bar area (16) with traditional fire place, pool room (20) and Snug bar (16) with darts board.
- Good size Owners flat with 2 double bedrooms, lounge, bathroom/WC and laundry room (could convert to a 3rd bedroom).
- Large beer garden ( not fully utilised) with car park area and stand alone garage.
- 100% wet trade with major potential for food.
- Currently quietly trading on limited hours. Turnover y/e 2006 at circa £61,000 per annum (inc. VAT) with potential to develop a real business. Anticipated turnover for y/e 2007 circa £70,000 (inc. VAT) (to be confirmed by vendor's accountant).



**AN IDEAL OPPORTUNITY AS A FIRST RUNG ON THE FREEHOLD LADDER FOR 'HANDS ON' OPERATOR TO BUILD ON THE EXISTING TRADE AND INTRODUCE A FOOD OFFERING WHILST ENJOYING THE 'COUNTRY' LIFESTYLE OF BEAUTIFUL NORTH YORKSHIRE**

**ASKING PRICE £245,950 FREEHOLD TO INCLUDE FIXTURES, FITTINGS AND GOODWILL EXCLUDING S.A.V.**

REF: 5956F

**SOLE SELLING RIGHTS**

Please note that these Sales Particulars are issued on the strict basis that all negotiations, viewings and contacts in connection with this business are conducted through Guy Simmonds who are appointed by the vendor to act under a Sole Selling Rights agreement with total confidentiality. Any breach of these terms may make you liable in law to litigation and damages.