

The Copper Horse

Main Street, Seamer, Scarborough,
North Yorkshire, YO12 4PS

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REF: CHSBHV1



HIGHLIGHTS

FORMERLY COPPER HORSE
NEW LEASE, NO PREMIUM

- Immaculately presented restaurant, fitted out to a very high standard with circa 100 covers
- Opportunity for an aspirational experienced operator
- 10 year 'free of tie' lease to a private landlord
- No premium and annual rent to be agreed
- Situated in Seamer town centre, a popular destination close to the train station with links to Scarborough and York
- GIA approx. 486.2 sq m (5233.4 sq ft)





DESCRIPTION

The Copper Horse is a long established and popular village restaurant that was renowned for 'English Comfort Food', and for special occasions. Originally a collection of farm buildings dating back 300 years, it was first 'The White Horse' pub, then became 'The Copper Horse' restaurant in the early 1970's when it was purchased by the Price Stephens family. The present owner, the entertainment entrepreneur Nick Thomas MBE, bought the business in 2005. The restaurant won numerous awards including Les Routiers Restaurant of the Year 2012 and 2017. In 2016, renowned interior designer Rachel McLane was commissioned to redesign and modernise the interior decor at a cost of over £400,000.

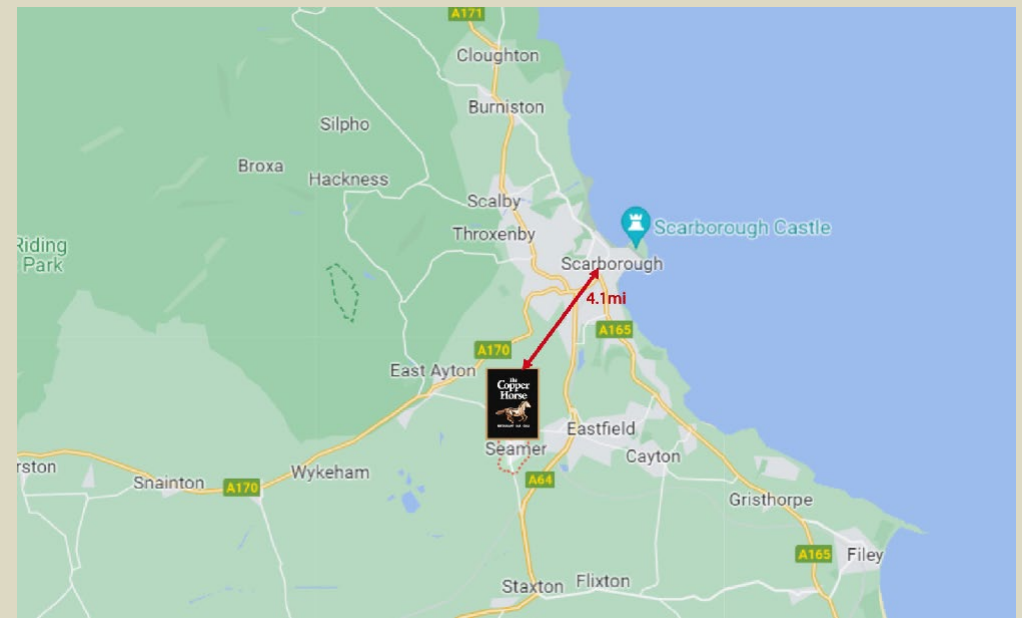


LOCATION

The Copper Horse is situated on Main Street in Seamer, 4.1 miles southwest of thriving Scarborough town centre, with a population of 110,000 (2018 Census). Seamer itself is a thriving and developing village with an active community who support the local hospitality businesses. Within the immediate catchment area, there are five new-build housing developments (www.newhomesforsale.co.uk/new-homes/north-yorkshire/seamer/) amounting to 1,700 new homes that will create a demand for casual dining and takeaways. Additionally, the location benefits from multiple luxury cottages.

THE OPPORTUNITY

The Copper Horse is part of the Thomas family company (fivestarcollection.co.uk). The company owns and operates several successful hospitality venues in the local area including The Mayfield in Seamer (themayfield.co.uk) and The Plough in Scalby (theplough.co.uk). The owners believe the time is right for The Copper Horse to be reimagined as an Indian, Pan-Asian or Italian casual dining experience by an aspirational experienced operator. This is a great opportunity for a new local trade as there are currently no competitors offering similar cuisines in the surrounding area. It is a turn-key operation which could re-open without any need for repair and with only minimum changes to the décor. With its 'Modern British' food offering, net turnover for the year ended 31 March 2023 was £606,082 and for the year ended 31 March 2022 £643,381.





INTERNAL DETAILS

Completed to a very high standard, the ground floor trading area comprises a beautiful bar and stylish restaurant which is currently set up to seat 92 customers in a range of seating styles and spaces. Ancillary areas include accessible customer toilets, a large, fully fitted commercial grade catering kitchen with walk in fridge-freezer. There is also a basement cellar.

FIXTURES & FITTINGS

The Landlord will retain ownership of the fixtures, fittings and equipment (subject to an inventory prepared prior to a tenant taking occupancy), with the tenant being responsible for repair, maintenance and replacement of the same throughout their tenure. The property benefits from gas, 3 phase power, extraction, air conditioning, parquet flooring, cold storage, office, various catering equipment.

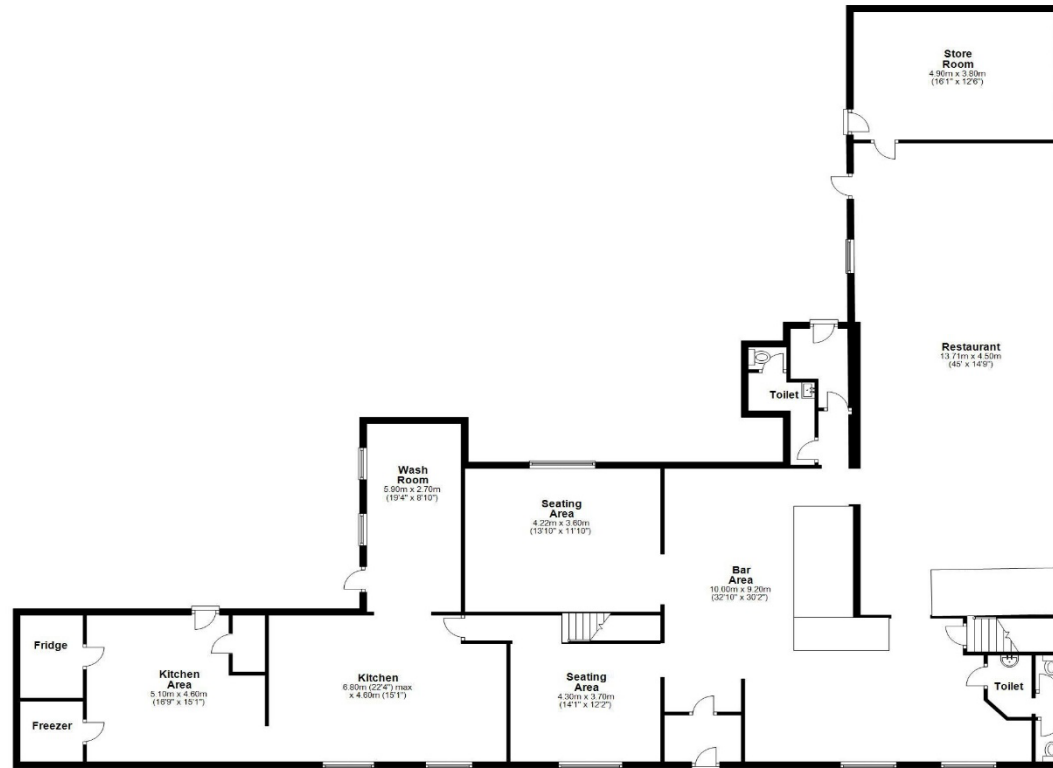
POTENTIAL LEASEHOLDER'S ACCOMMODATION

The first floor was utilised by the current owners as office space and storage but is versatile and with some work could be reinstated as leaseholder/staff accommodation subject to necessary consents.

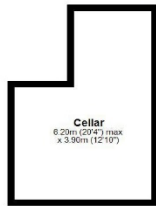


FLOOR PLANS

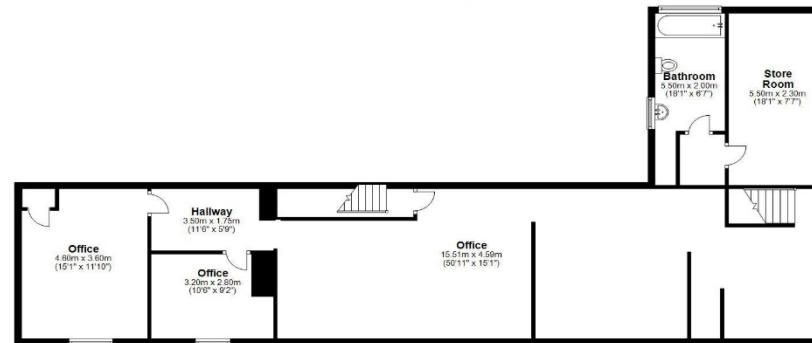
Ground Floor
Approx. 329.0 sq. metres (3530.5 sq. feet)



Basement
Approx. 19.6 sq. metres (210.9 sq. feet)



First Floor
Approx. 136.6 sq. metres (1482.1 sq. feet)



Total area: approx. 486.2 sq. metres (5233.4 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements walls, doors, windows, fittings and Appliances, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent PRODUCED BY 19-FOX

Plan produced using PlanUp.
The Copper Horse



EXTERNAL DETAILS

To the rear is a sizable external seating area suitable for dining and drinking for c.30 customers.

The property also benefits from significant parking facilities able to accommodate c.40 cars.



TO LET

The Copper Horse is available TO LET for a term of 10 years (possibly more by negotiation), on a free of tie basis. The property will be let on a full repairing and insuring basis. Rent review will be every third anniversary of the lease, on an upwards only basis, to market rent. Further terms are to be negotiated.

BUSINESS RATES

The Rateable Value as per the April 2023 list is £29,000.
Confirmation of actual rates payable should be sought from the Local Authority.

REGULATORY

Premises License – 11:00am to 12:30am Monday to Sunday.

Restaurant use only.

EPC rating C.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Blue Horizon ventures employee, or certified copies be provided.