

The Farmers Arms Muker Offer

Back ground

Andy & Mandy Gascoigne own and run the Farmers Arms, Muker they bought the pub as a lifestyle business in 2020 and have done a splendid job of improving the internal area and have sympathetically restored some of the internal features without compromising the integrity and the character of the building. The pub is very popular with walkers, campers and visitors to the area.

Muker is one of the most visited villages in the Dales National Park.

They run the pub as a man and wife team, Mandy in the kitchen and Andy on the bar with a little extra part time help at lunch times and evenings,

It's what they want and how they choose to run things, bookings only on an evening with lunchtimes walk in service.

In the past the pub has been run differently with walk-in food service at all times. This obviously increases the amount of turnover, revenue and ultimately profit.

New owners, could if they wanted, return to this system.

I am sure many visitors would be happy with this.

How our offer of private financing might work for you

As with most banks we would be looking for a deposit of at least 20% of the asking price, with the residue being paid monthly for a period of no more than twenty years from the date of completion.

As an example:

£100,000 deposit - £400,000 balance

Includes £5,000 interest payment for the whole term.

240 payments over 20 years, payment monthly £1666.66 20 year fixed term.

You are purchasing the freehold title, business and goodwill.

The benefits of private financing are

- you don't need the bank or financiers
- no business plan required
- you're not trying to impress us to get the loan

However as with all mortgages or loans...

Your property is at risk if you fail to keep up with your mortgage payments.

Other considerations:

Over recent years and including and up to 2022...

The business rateable value on the pub was £27,500 - £14,000.00 payable mainly due to the turnover of the pub.

This has now been reduced to £13,500 -

£700.00 payable and this will reduce year on year.

There has never been a better time to purchase this freehold.

Why rent when you can buy one of the most iconic honey pot pubs in The Dales.

You can sell the pub at any time, through the normal channels.

But the pub cannot be let to a third party or used on a buy to let basis, unless purchased by a local community asset managed trust.

Community Ownership Fund

The government has extended their help for communities to buy community assets by reducing deposits from 50% to 20% etc. until 2025.

Information regarding this is at:

<https://mycommunity.org.uk/frequently-asked-questions-about-the-community-ownership-fund>

The Question: why are we offering this...

Andy and Mandy are not getting any younger.

They are aware that the pub is a historical part of the village with all its traditions etc.

We are offering a once in a lifetime opportunity for a hard working couple / family to once again breathe new life into this great establishment. New blood, new ideas, or a local community asset managed buy out.

There will never be a better time, with free money available from our government.

For more details of the property got to...

<https://www.jrhopper.com/property-details/JRH030092/north-yorkshire/north-yorkshire/richmond-7>