



Red Lion Hotel

Clarence Street, Hull, East Yorkshire, HU9 1DN

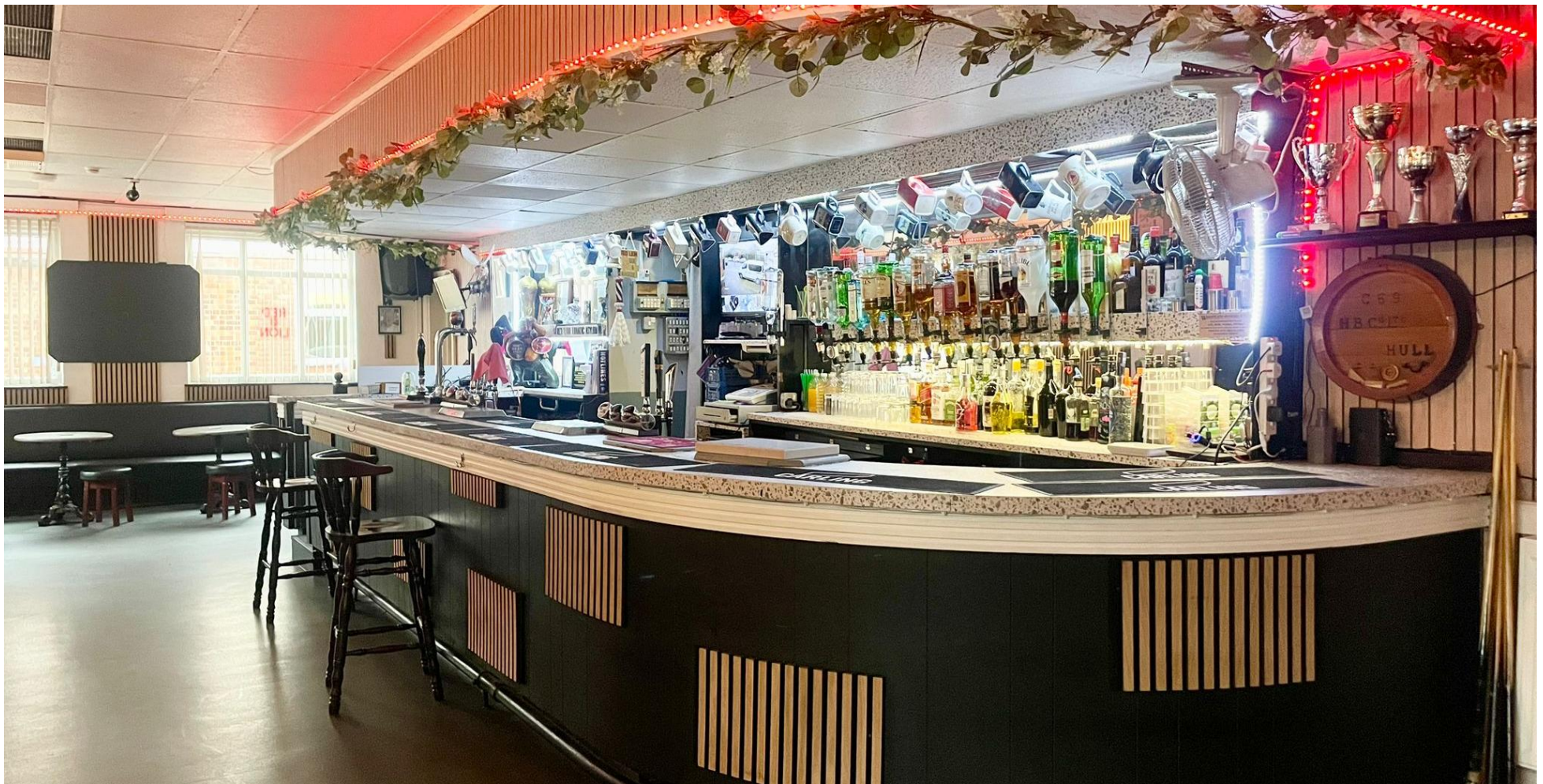
Tenure: Freehold

Price: £280,000

Ref: 94578

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Only a short walk from Hull city centre
- Detached, three storey public house
- Established trade – same owner since 2001
- Three bedroom private accommodation
- Two stylish one bedroom apartments
- Car park, single garage and trade patio

Location

The Red Lion Hotel is situated just off the busy Holderness Road, close to Hull's city centre. Hull lies on the River Hull at its confluence with the Humber Estuary and is situated 34 miles south-east of York. It is the fourth largest city in the Yorkshire and the Humber region. The area is an important commercial hub which originally developed around the town's port and fishing industry. Whilst still part of Hull's commercial identity, fishing is being overtaken by the city's chemical and health care sectors. Several well-known British companies including BP, Smith & Nephew and Reckitt Benckiser have facilities a short distance from the subject property. In 2017, Hull was awarded the title 'City of Culture' and hosted the Turner Prize at the city's Ferens Art Gallery.

The Property

The premises comprises a detached, three storey public house of brick construction under a pitched slate roof. It lies a short distance from the city centre in a thoroughfare between the Sculcoates and Botanic residential areas and the main commercial and industrial districts which provide a loyal client base. The property is also situated close to Hull Royal Infirmary and, as a result, enjoys a significant amount of passing trade.



Trade Areas

Front entrance from Clarence Street into a RECEPTION AREA. To the left is an ENTERTAINMENT LOUNGE/FUNCTION ROOM with its own sound system. This area provides seating for 50 and standing room for 80. On the right is the MAIN BAR which has seating for 50. A central bar servery runs between both areas, behind which is a ground floor CELLAR which includes an external barrel delivery door. LADIES' and GENTLEMEN'S TOILETS are offset to the rear of the pub and there are also toilets situated in the Entertainment Lounge/Function Room. A second, larger CELLAR is located in the basement. This has plenty of storage space and is accessed from the rear of the building. It is currently being utilised as a workshop.

Owners' Accommodation

First Floor:

THREE DOUBLE BEDROOMS, one of which includes a DRESSING ROOM. BATHROOM, Separate WC. LIVING ROOM, KITCHEN/DINER with storage cupboard and pantry. ROOF TERRACE.

Letting Accommodation

Top/Second Floor:

FLAT 1: KITCHEN/DINER, SHOWER ROOM, DOUBLE BEDROOM, ROOF TERRACE.

FLAT 2: LOUNGE/KITCHEN, SHOWER ROOM, DOUBLE BEDROOM, ROOF TERRACE.

External

Side TRADE PATIO with bench seating for 24. Rear CAR PARK with space for six vehicles. SINGLE GARAGE.



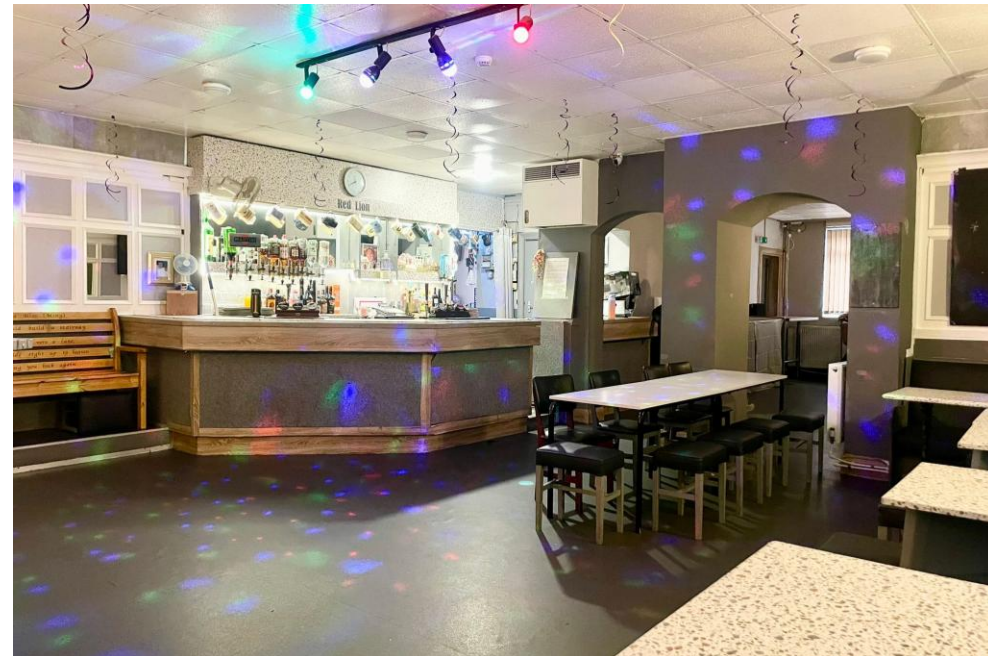
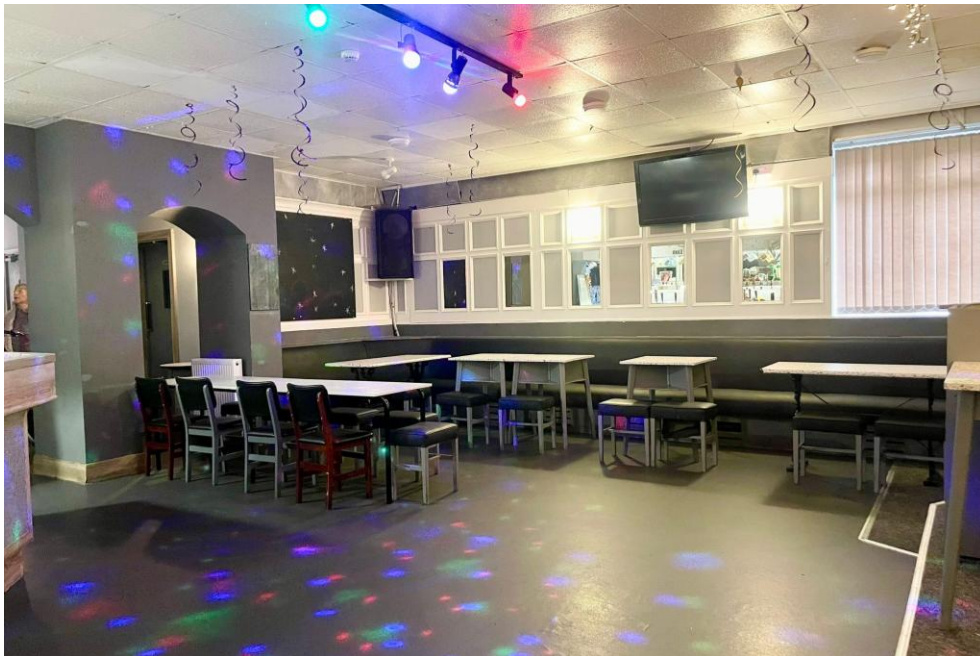


The Business

Our clients have operated the Red Lion Hotel since 1997 and have owned the premises since 2001. During this time, they have built the pub into a popular venue which is frequented by a sizeable crowd of locals. Private functions are often held in the venue, as are karaoke evenings. The business is operated by our clients alongside six part-time staff members.

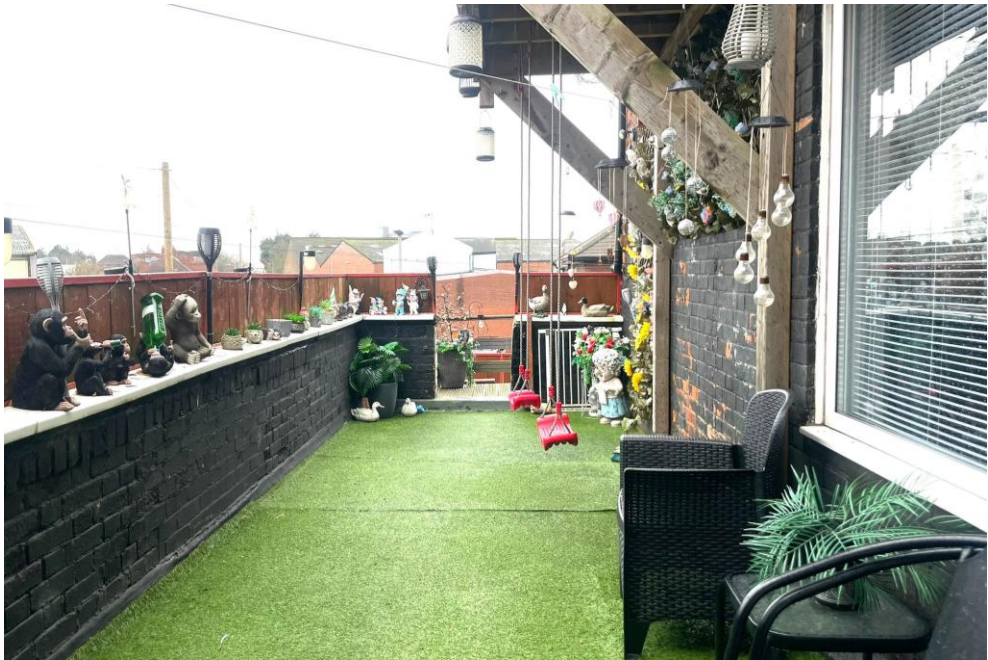
The business generates net sales in the region of £2,500 per week. Currently trade is wet-led. The possibility of converting the upper floors into rental accommodation (STPP) could also provide an additional revenue stream.

Further accounting details are available to all interested parties following a formal viewing.









Tenure & Price

FREEHOLD £280,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Thursday: 12:00 – 00:00

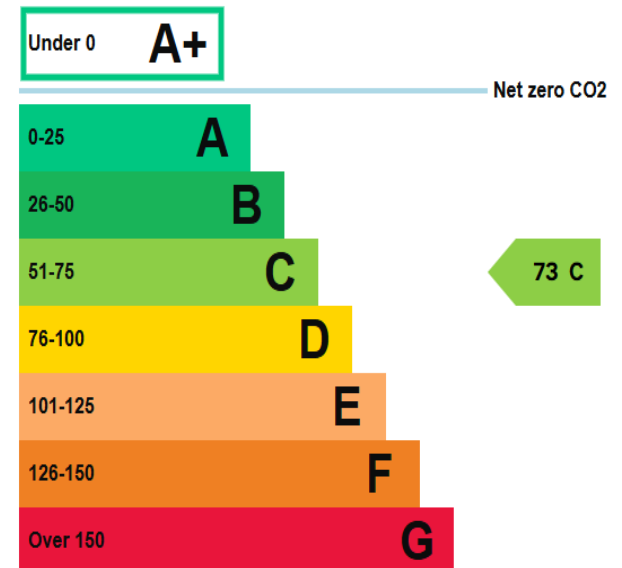
Friday to Sunday: 12:00 – 01:00

Services

All mains services are connected.

Rateable Value from 1st April 2026: £3,300.

Local Authority: Hull City Council.





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.