



The Ship Inn

73 High Street, West Cowick, Goole, East Yorkshire, DN14 9EB

Tenure: Freehold

Price: £375,000

Ref: 3155

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Two-storey detached pub and restaurant
- East Yorkshire village close to Goole
- Open-plan bar, trade garden and car park
- Two bedroom private managers' flat
- Detached owners' bungalow/cottage
- Genuine reluctant retirement sale

Location

The Ship Inn is situated in the centre of the East Yorkshire village of West Cowick. The village lies in the far south east of the county approximately 8 miles West of the inland port town of Goole, 8 miles South of the historic ship building town of Selby and only 14 miles east of the market town of Pontefract.

The Ship Inn is the principal amenity within the village; however nearby attractions include the Grade I listed Cowick Hall Country House and Park Lodge Shooting School. The neighbouring town of Snaith is host to many different amenities including the local supermarket, pharmacy, train station, primary school and fuel station. West Cowick benefits from convenient transport links with many bus stops being located throughout the village, regular services to Selby and Goole are available throughout the week.

The Property

The Ship Inn occupies a two-storey, detached building of brick construction under a pan tile roof. Although the property is purported to date back to the early 1700s it is not listed, nor is it located within a conservation area or flood zone. The property briefly comprises:



Trade Areas

FRONT ENTRANCE PORCH providing entry to the open plan U-shaped MAIN BAR which has combined seating for 50, carpet flooring, brick feature fireplace with electric imitation log burner and wooden main bar servery behind which is access to an inner hall which includes an external rear door and staircase to the first floor. Also found behind the bar is the enclosed staircase leading down to the open plan basement cellar which includes an external barrel drop. SIDE HALL with external rear door and entry to both LADIES' and GENTLEMEN'S TOILETS with the former benefitting from baby changing facilities.

FIRST FLOOR

Landing. STOREROOM. CATERING KITCHEN. Access to the private accommodation:-

Owners' Accommodation

Located at first floor and comprising: Landing. TWO DOUBLE BEDROOMS. BATHROOM. MEZZANINE LOUNGE.

Cottage

A detached single storey bungalow/cottage comprising:

To the rear of the premises, is a single storey, property of brick construction with a pan tile roof. Built in 2022 this cottage/bungalow includes an enclosed private garden, open plan living room/kitchen, shower room and double bedroom. This cottage benefits from its own private access behind the private owners' driveway. Services include LPG central heating, mains water, electric and drainage are connected.





External

Front CAR PARK with space for 7 vehicles. Two front TRADE PATIOS with combined bench seating for 18. Side DRIVEWAY with owners' parking for 2 vehicles. Rear TRADE PATIO/GARDEN with artificial grass, enclosed children's play area, fridge/freezer storeroom and combined open and sheltered seating for 70. To the rear of the property is a passageway which connects the High Street to Grange Road, this area has been transformed into a natural garden with seating and mature fruit trees.

The Business

Our clients have owned and operated The Ship Inn since March 2008 and are now reluctantly offering the premises to the market in order to retire due to ill health. Due to the aforementioned health issues, the business operates on limited hours and with a limited food offering. As such there is potential to grow the business further by expanding the opening hours and introducing a full-time food offering.



Current Opening Hours:

Monday & Tuesday - Closed

Wednesday & Thursday - 5pm to 11pm

Friday & Saturday - 4pm to 11pm

Sunday - 12 Middy to 8pm

Currently trade is predominately wet-led with a Sunday roast menu only on Sundays. The business also welcomes a number of functions such as wakes, birthday parties, christenings and the like, a Ladies darts team also frequents the premises. Currently the premises are operated by our husband and wife clients alongside one part-time member of staff.

Detailed accounting information will be made available to serious parties following a formal viewing.





Tenure & Price

FREEHOLD £375,000 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:

Sunday to Thursday: 11:00 – 23:00

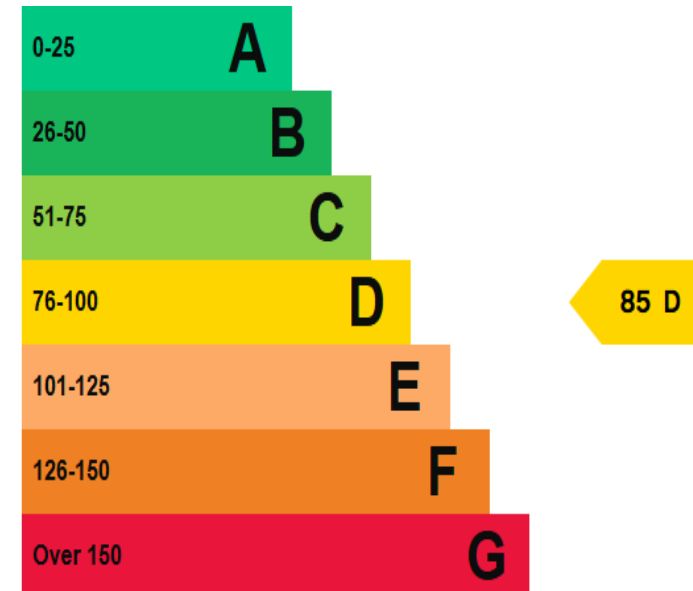
Friday and Saturday: 11:00 – 01:00

Services

Mains water, electricity and drainage are connected. Oil fired central heating. The property is fully double glazed and includes a fire alarm and a three camera CCTV security system.

Rateable Value: £3,150 as at 01 April 2026 – BUSINESS RATES EXEMPT

Local Authority: East Riding of Yorkshire Council





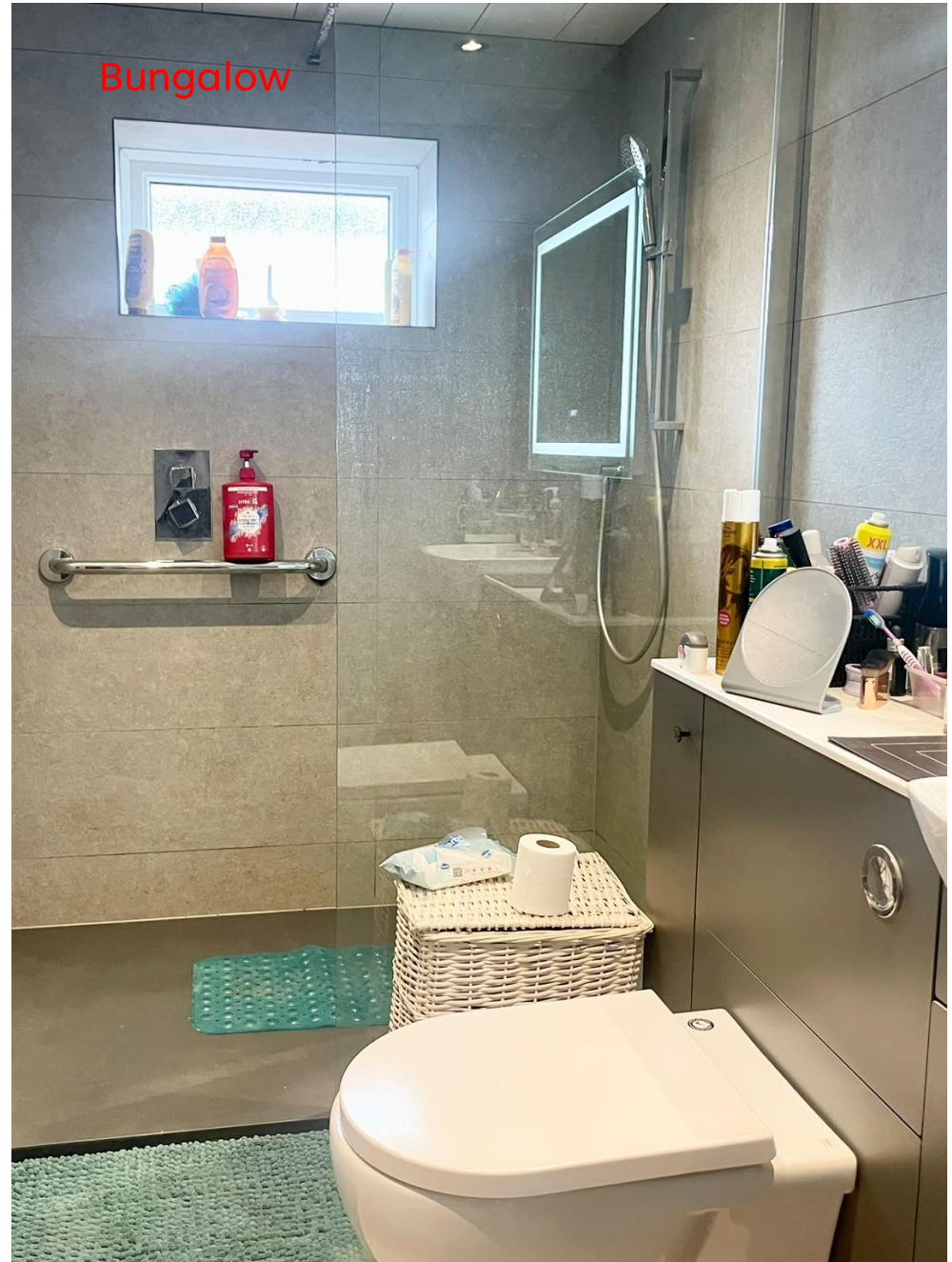


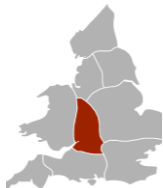


Bungalow



Bungalow





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

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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.