



The Whalebone

163-165 Wincolmlee, Hull, East Yorkshire, HU2 0PA

Tenure: Freehold

Price: Offers Around £150,000

Ref: 94392

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

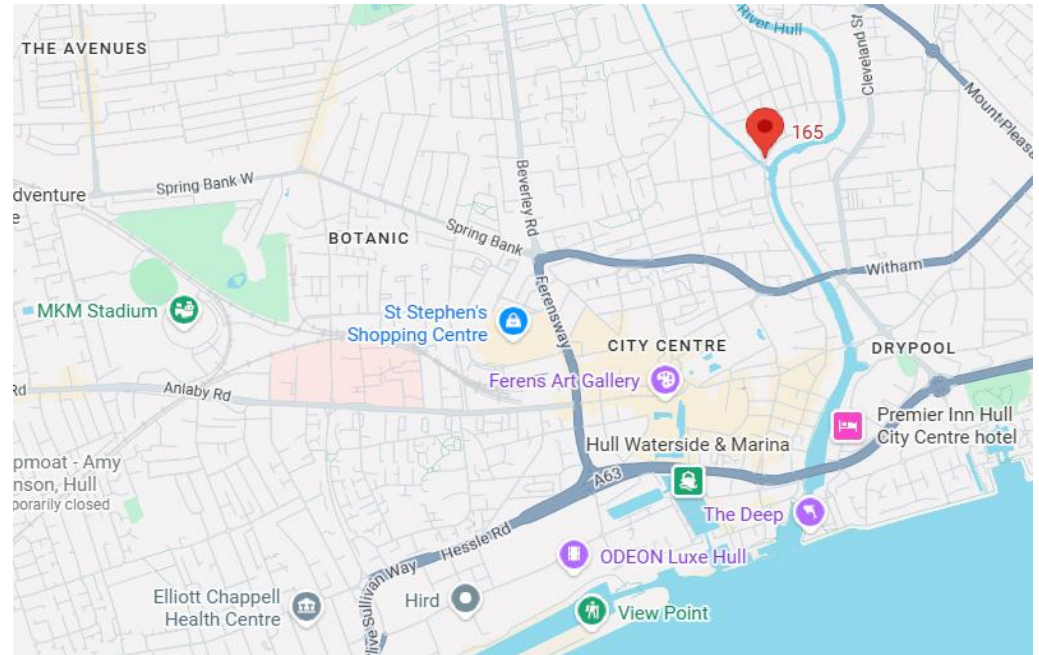
- Three storey, semi-detached pub
- Industrial/residential location in Hull
- Four double bedroom accommodation
- Open plan main bar (80) & snug (8)
- Rear trade patio (10) & basement cellar
- Same owner since 2015 - retirement sale

Location

The Whalebone is situated in the commercial and industrial port city of Hull, in the East Riding District of Yorkshire. Sitting close to the River Hull, the pub was once frequented by sailors who would disembark from their ships and drop in for a drink.

Located in the heart of a busy industrial area, just north of the city centre by Holderness Road, the pub has a significant volume of passing trade and a regular clientele.

The pub has proved popular with locals who visit after work and is used as a starting venue for those wanting a drink before heading into the city centre.



The Property

The premises comprises a three storey, semi-detached 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.

The property briefly comprises:



Trade Areas

Access via Wincolmllee into the FRONT ENTRANCE PORCH which provides entry to the open plan, U-shaped MAIN BAR which has combined seating for 80, part carpet, part wood flooring, open brick fireplace, upholstered bench seating, freestanding log burner, stained glass windows, a traditional wooden BAR SERVERY with a cellar hatch down to the open plan BASEMENT CELLAR and an enclosed staircase to the first floor behind. Entry to the LADIES' TOILETS is also accessed via the main bar. SNUG with seating for 8, part carpet, part wood flooring, log burner with brick fireplace surround, an enclosed staircase to the first floor, external double doors out to the trade patio and an internal door into the CATERING KITCHEN. INNER HALL with access to the cellar drop, a door to the inner courtyard, a store cupboard and the GENTLEMEN'S TOILETS.

REAR ENTRANCE HALL with external access onto Lincoln Street and a second door to the inner courtyard.

Owners' Accommodation

FIRST FLOOR

THREE DOUBLE BEDROOMS. LOUNGE. TWO BATHROOMS. OFFICE. KITCHEN.

SECOND/TOP FLOOR

DOUBLE BEDROOM.

External

Enclosed REAR TRADE PATIO with seating for 10. INNER COURTYARD utilised for delivery access to the barrel drop.

Customer parking is available on the surrounding residential streets.







The Business

Our client has owned and operated The Whalebone since November 2015 and now wishes to offer the premises to the freehold market in order to retire.

During our client's period of occupation, the business has played a big part in the life of the close-knit local community. It has enjoyed a wet-only trade from a regular client base as well as from commuters travelling to and from work in the surrounding commercial and industrial districts.

In recent times, the pub has been operated under a lease agreement; as such, historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels, having due regard for the location and potential of the site.

Tenure & Price

FREEHOLD OFFERS AROUND £150,000 to include fixtures and fittings.

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

Licences

A full licence is held permitting the sale of alcohol between the hours of 11:00 and 01:00, seven days a week.

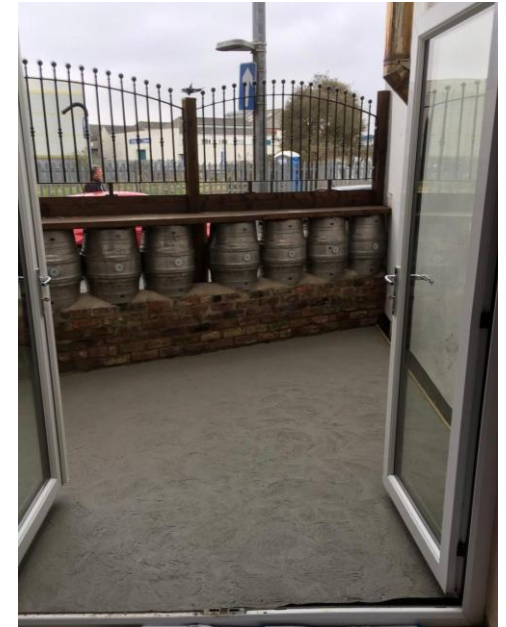
Services

All mains services are connected.

The property benefits from a burglar alarm and a 12 camera CCTV security system.

Rateable Value: £6,100 from 1st April 2026.

Local Authority: Hull City Council.



EPC - 165
Wincolmlee

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

EPC - 163
Wincolmlee

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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

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