



The Clarendon Hotel

1-5 Londesborough Street, Hull, East Yorkshire, HU3 1DS

Freehold £500,000

- Close to Hull city centre
- Large corner building
- Two trade areas
- Five apartments
- Three outdoor areas
- Close to the MKM Stadium

Ref: 95016

01904 793333

yorkshire@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Clarendon Hotel is situated just off the busy Spring Bank, close to Hull's city centre, the Royal Infirmary and the very popular 'Avenues' area. Hull is situated 34 miles south-east of York. It is the fourth largest city in the Yorkshire and Humber region. The area is an important commercial hub, originally centred around the fishing industry that still stands proud in the city. The focus is now on the chemical and healthcare sectors with several well known British companies including BP, Smith & Nephew and Reckitt Benckiser having facilities a short distance from the subject property.

The premises comprises a three storey detached public house of brick construction under a pitched slate roof. It is situated in a main thoroughfare between the city centre, bus and train stations and MKM Stadium. The area is mainly residential, close to the commercial and industrial districts of Hull. Due to the pub's close proximity to the MKM stadium, it is extremely popular on match days, with regular clientele during the rest of the week.

TRADE AREAS

Entrance from Clarendon Street into the MAIN BAR presented in an excellent condition and comprising high ceilings, traditional bench seating and wooden bar servery. To the rear is the second BAR AREA, again in excellent condition with ENTERTAINMENT FACILITIES, POOL TABLE and its own BAR SERVERY. This area would work well as a Function Room.

The entire pub is presented to a high standard with double glazed windows throughout, whilst retaining some of its original Victorian charm. It has a total internal capacity of 125.

LADIES' and GENTLEMEN'S TOILETS are located to the rear of the pub.

The large CELLAR is located in the basement. It has plenty of storage space and is accessed from the front of the building with an access hatch behind the bar.

COMMERCIAL KITCHEN: well presented and well equipped with a PRE-WASH ROOM offset. The kitchen is currently leased to an external caterer, serving Mediterranean food and traditional fayre including fish Fridays and Sunday lunches.

LETTING ACCOMMODATION

Located on the first and second floors are FIVE SPACIOUS APARTMENTS, all leased to long term, assured shorthold tenancy agreements. The apartments generate a rental income of approximately £36,000, inclusive of bills. The letting accommodation comprises three two bedroom flats, a split level one bedroom flat and a large, loft style one bedroom flat. All are in an excellent condition.

EXTERNAL

The pub boasts four BEER GARDENS to the side, front and rear of the pub. To the rear are two large beer gardens with marquees, outdoor bar, sound system and performing stage. There is a small, quiet patio area to the rear and a large drinking area to the front. On match days, the pub is very busy and enjoys a high turnover.

THE BUSINESS

Our clients have owned and operated The Clarendon Hotel for over 16 years and established the pub as a thriving business that is very popular on match days and within the local area. Offering private functions and known as a good local pub, the business has the potential for further improvement.

The business generates a net turnover in the region of £4,500 per week, with a good net profit. Currently trade is wet-led. With a commercial kitchen already installed, there is huge potential to introduce a food offering.

There is also the possibility of further development within the pub's boundaries, subject to relevant planning consent.

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

LICENCE

A full Licence is held.

SERVICES

All mains services are connected.

Current rateable value from 1 April 2023 to present: £6,000

Local Authority: Hull City Council, The Guildhall, Alfred Gelder Street, Hull, HU1 2AA

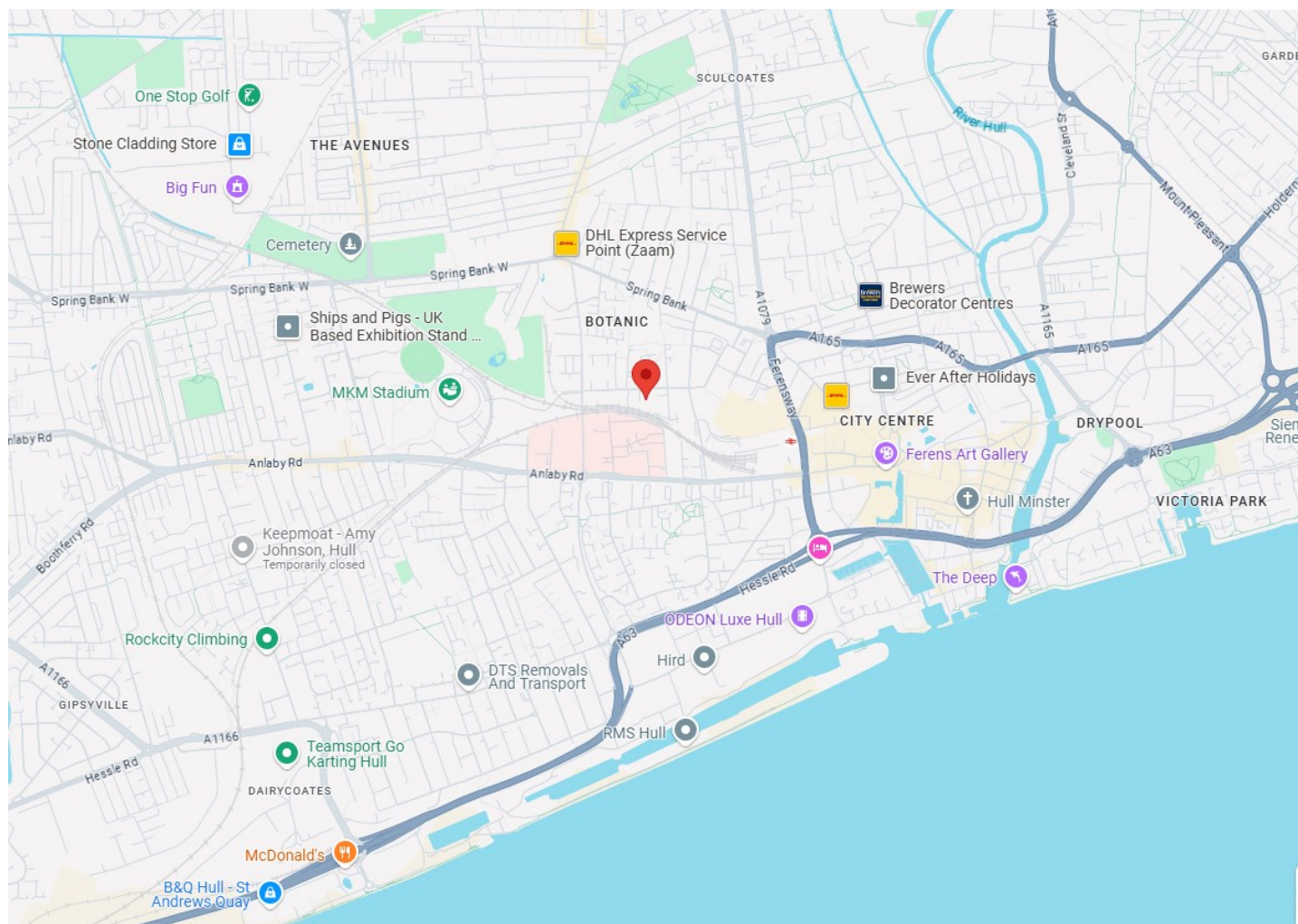


TENURE & PRICE

FREEHOLD £500,000 to include goodwill, fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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epc

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EPC Reference: TBC

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