



East Riding Hotel

Cannon Street, Hull, Yorkshire, HU2 0AB

Freehold £150,000

- Close to Hull city centre
- Situated on thoroughfare between residential and commercial areas
- Three-storey end-of-terrace corner public house
- Open plan trade area
- Three bedroom owners accommodation
- Blank canvass opportunity with lots of potential

Ref: 91593

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SP Sidney
Phillips



LOCATION

The East Riding Hotel is situated the commercial and industrial port city of Hull, in the East Riding District of Yorkshire. It lies upon the River Hull at its confluence with the Humber Estuary, 25 miles inland from the North Sea, 34 miles south-east of York and 54 miles north-east of Sheffield. With a population of approximately 260,000, Hull is the fourth-largest city in the Yorkshire and the Humber region. The area is an important commercial hub originally based around the fishing industry that still stands proud in the city. Industry is now focused the on chemical and health care sectors. With several well-known British companies, including BP, Smith & Nephew and Reckitt Benckiser having facilitates a short distance from the subject property.

The premises comprises a three-storey end of terrace 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 is situated close to the Hull Infirmary and as a result enjoys a significant amount of passing traffic and loyal client base.

TRADE AREAS

Located at ground floor level, comprising:

- OPEN PLAN TRADE AREA with vinyl flooring, bar servery, upholstered bench seating, freestanding tables and chairs. Seating capacity for approximately 45.
- GENTLEMEN'S WCs
- LADIES WCs

OWNERS ACCOMMODATION

First and second floor accommodation comprising:

- 3 x DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- TWO BATHROOMS
- SMALL ROOF TERRACE

EXTERNAL

- REAR YARD

THE BUSINESS

Our client has owned and operated the business for over 17 years and is now looking to sell due to retirement.

During this period of occupation, the business has been a strong part of the close knit community within the local area. It has enjoyed a wet-only trade from a regular clientele base as well as from workers traveling too and from work in the surrounding commercial and industrial districts.

It is our understanding that prior to Covid, net turnover stood in excess of £150,000, with an excellent net profit. Further accounting detail will be made available to serious parties following a formal viewing.

Although historically operated as a wet-only public house, the East Riding Hotel is offers scope to install a kitchen in order to introduce a simple and traditional food offering. Furthermore there is potential to convert the upper floors into trade areas which would massively increase turnover.

Alternatively, subject to Planning Permission, the premises would suit conversion into alternate use such as retail, office, conversion into a single residential swelling or HMO use.



TENURE & PRICE

FREEHOLD £150,000 to include fixtures, fittings and goodwill. 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.

LICENCE

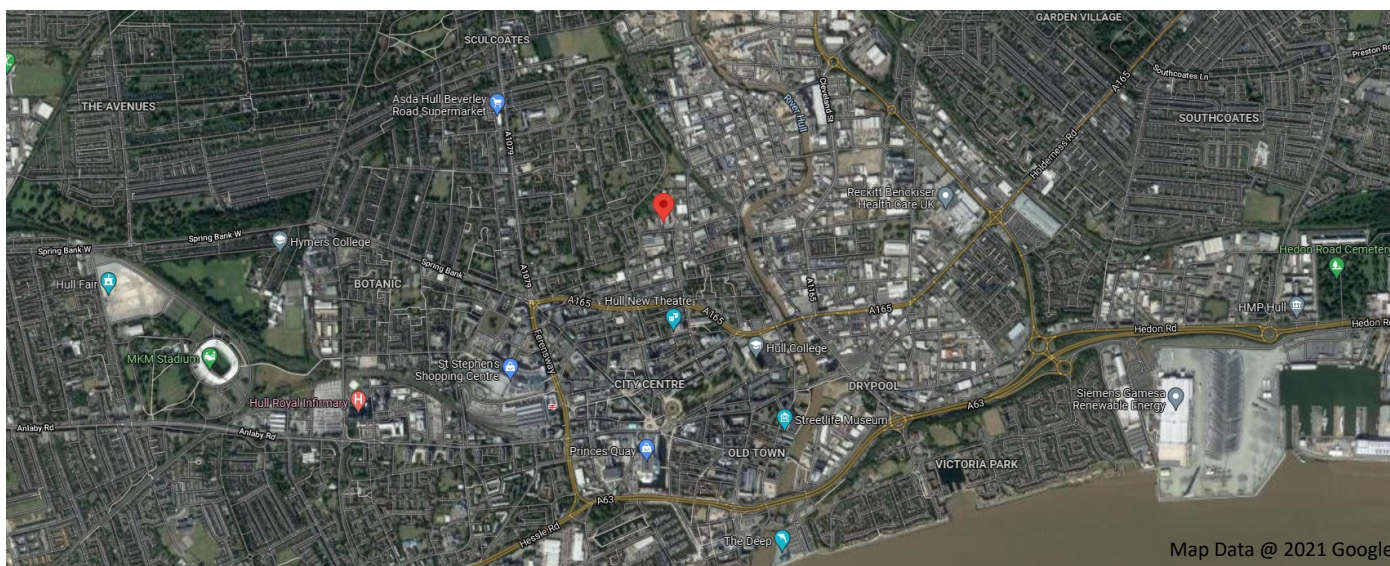
A full Premises Licence is held:
Monday to Sunday 11:00-01:30

SERVICES

All mains services are connected.

Rateable Value: £2,200

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



awaiting
epc

BUSINESS MORTGAGES
01834 849795

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your purchase of this or any other
business.

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01432 378690

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our impartial price comparisons

EPC Reference: N/A

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