



Northcote Hotel

8 – 10 Trinity Road, Bridlington, East Yorkshire, YO15 2EY

Tenure: Freehold

Price: £350,000

Ref: 93693

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Three storey hotel and public house
- Located in a vibrant area of Bridlington
- Eight en suite letting rooms
- Two bedroom private manager's flat
- Catering kitchen and ground floor cellar
- Same family ownership since 1974

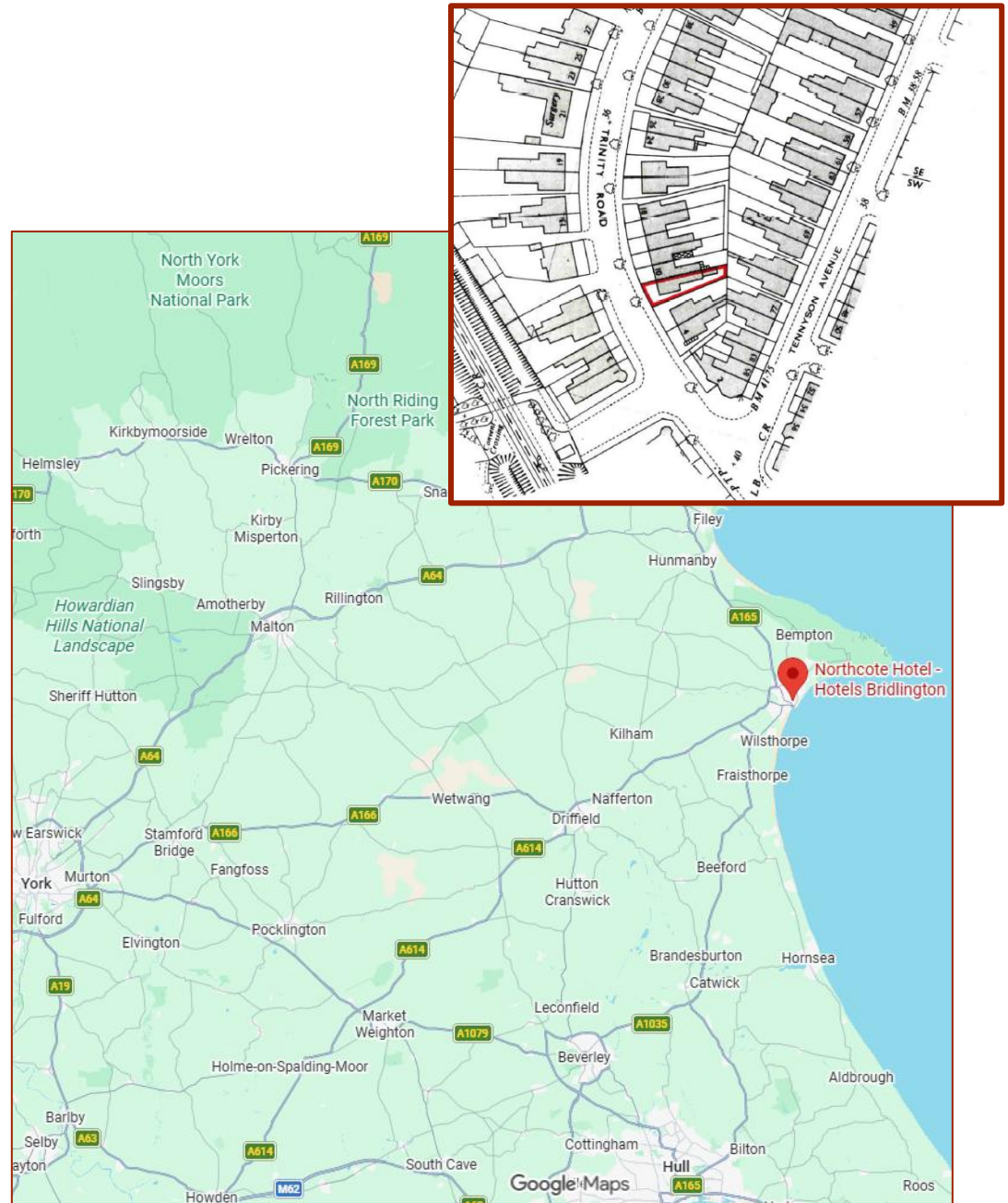
Location

The Northcote Hotel is situated in the East Yorkshire seaside town of Bridlington. The town is 40.5 miles east of York, 26.4 miles northeast of Hull and 3.2 miles northeast of the A614 which stretches from Redhill, the northernmost point in the Nottingham suburb of Arnold, to the village of Carnaby, just outside Bridlington.

Rail services run on the Yorkshire Coast Line from Scarborough to Hull, whilst other services run to Doncaster, York and Sheffield. Bridlington has a wealth of traditional seaside amenities including two sandy beaches (North and South), a bustling, historic Roman harbour (whence day cruises and dolphin-watching trips depart) and the top-tier East Riding Leisure Centre. Residents and visitors can also enjoy Bridlington Spa theatre and Grade I listed Sewerby Hall & Gardens, whilst Bempton Cliffs RSPB Reserve is within easy reach.

The Property

This well presented three storey, double fronted property is situated on Trinity Road, one of 'Brid's' many busy shopping areas boasting an array of local and boutique retailers. This end-terrace property is understood to date back to the 1880s and is housed under a pitched tile roof. It briefly comprises:



Trade Areas

FRONT ENTRANCE PORCH with seating for four and entry into the games room and the main bar. The MAIN BAR has seating for 24, carpet flooring, a wooden main bar servery, a log burner and access to the GENTLEMEN'S TOILETS and a SIDE ENTRANCE HALL which leads to the LADIES' TOILETS. DARTS AREA with seating for four, an extension of the bar servery, a darts oche and an access door to the catering kitchen. Internal bi-fold doors provide entry from the darts area to the DINING ROOM which has seating for 10, carpet flooring and an access door to the catering kitchen. LOUNGE with seating for 16, carpet flooring and an enclosed staircase to the first floor. The GAMES ROOM (which can be accessed via the front entrance hall and lounge) benefits from seating for 12, wooden flooring, an extension of the main bar servery and access to an enclosed smoking shelter. CATERING KITCHEN with access to a service yard, the open-plan ground floor CELLAR (with external barrel door) and the entrance to the manager's flat.



Owners' Accommodation/Manager's Flat

Ground Floor: LOUNGE/KITCHEN. DINING ROOM with TOILET and SHOWER CUBICLE. REAR YARD.

First Floor: TWO DOUBLE BEDROOMS. BATHROOM.

Letting Accommodation

FIRST FLOOR

LANDING with LINEN STORE.

ROOM 1: DOUBLE BEDROOM. SINGLE BEDROOM. BATHROOM. LOUNGE with STORE CUPBOARD.

ROOM 2: DOUBLE BEDROOM with BATHROOM EN SUITE. SHARED LOUNGE (with room 3).

ROOM 3: SINGLE BEDROOM with SHOWER EN SUITE. SHARED LOUNGE (with room 2).

ROOM 4: DOUBLE BEDROOM with BATHROOM EN SUITE. LOUNGE.





Letting Accommodation continued

SECOND/TOP FLOOR

ROOM 5: DOUBLE BEDROOM/LOUNGE with SHOWER EN SUITE.

ROOM 6: SINGLE BEDROOM with SHOWER EN SUITE.

ROOM 7: DOUBLE BEDROOM/LOUNGE with SHOWER EN SUITE.

ROOM 8: DOUBLE BEDROOM. BATHROOM. LOUNGE. STORE CUPBOARD.

External

Rear SERVICE YARD. Front PATIO with bench seating for 18 and a sheltered pavilion. Separate, enclosed SMOKING SHELTER with seating for six. On-street parking is available via permits provided at reception.

The Business

The Northcote Hotel has been under our client's family's ownership since 1974. He now wishes to sell the premises and retire. The business is currently operated by our client alongside two part-time and two full-time members of staff as a hotel and public house which welcomes a variety of guests all year round. The venue benefits from a strong local drinking trade that is supplemented by a number of pub games teams that include: three men's darts teams, two ladies' darts teams, three dominoes teams and two pool teams. A group of golfers also visit regularly. The premises also regularly hosts a number of functions such as christenings, wakes and birthday parties.

Guests who stay in one of the eight en suite letting bedrooms vary from holidaymakers to contractors. The premises currently operates as a 100% wet-led venue and although no food menu is currently available, breakfasts are provided to guests should they request one at the time of booking.

Accounting information will be made available to seriously interested parties following a formal viewing.





Tenure & Price

FREEHOLD Asking Price: £350,000 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:

Seven days a week: 11:00 – 01:00

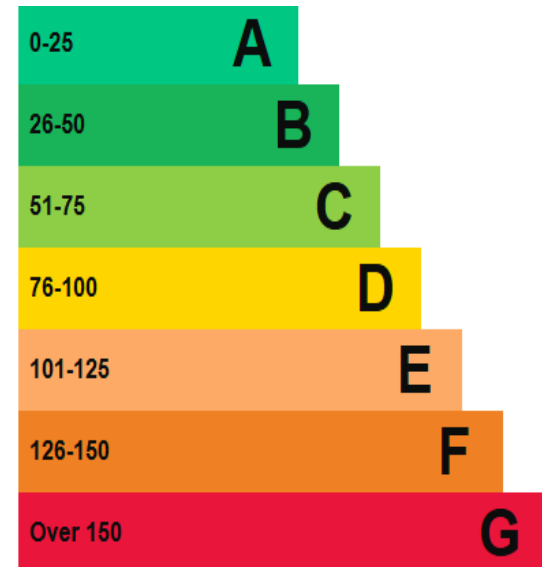
The venue also benefits from a hotel licence which allows alcohol to be served to residents 24 hours a day, seven days a week.

Services

All mains services are connected. The property is fully double glazed and has a fire alarm as well as an eleven camera CCTV security system.

Rateable Value: £11,250 as at 01 April 2026.

Local Authority: East Riding of Yorkshire Council.



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