



Funny Onion

105 Hilderthorpe Road, Bridlington, East Yorkshire, YO15 3ET

Tenure: Freehold

Price: £375,000

Ref: 91398

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Prominent location within seaside town
- Five storey detached bar and restaurant (120)
- Function room (120) and commercial kitchen
- 11 letting suites under renovation
- Private beer garden (60) and off-road parking
- Basement cellar with on-site micro brewery

Location

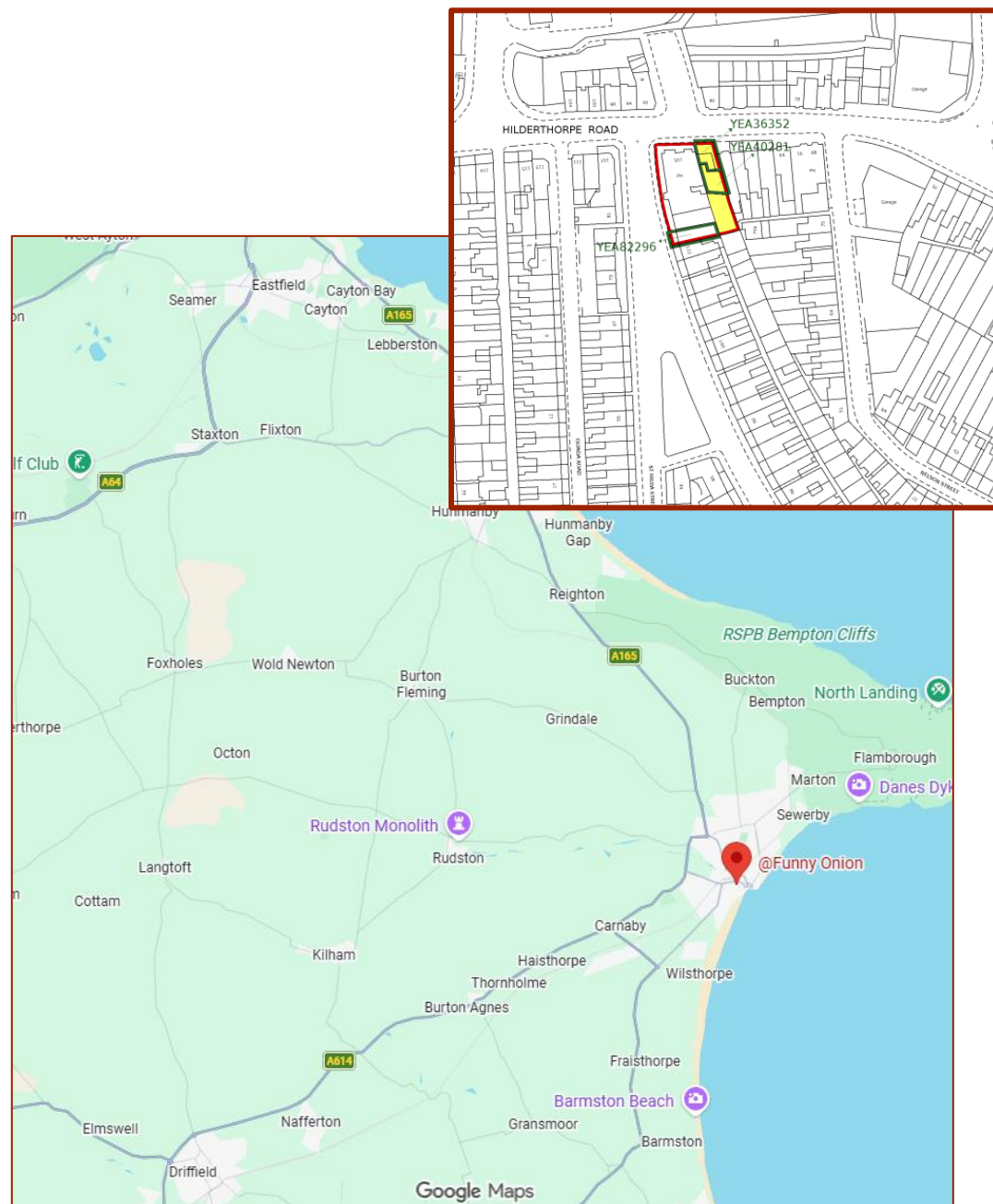
The Funny Onion (formerly known as The Station Hotel) is situated in the East Yorkshire seaside town of Bridlington. The town is 40.5 miles east of York, 26.4 miles northeast of Hull and 3.2 miles northeast of the A614 which stretches from Redhill, the northernmost point in the Nottingham suburb of Arnold,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

Just a short walk from the Funny Onion is the town's train station. 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 Sewerby Hall, and Bempton Cliffs RSPB Reserve is within easy reach.

The Property

The Funny Onion is a five-storey, detached, brick building under a pitched tile roof. It is purported to have been constructed in 1892 as a purpose-built Victorian hotel. The property benefits from being situated in a prominent position on the Hilderthorpe Road, only a short walk from the town centre, directly opposite a modern retail park which is home to a number of national brands and supermarkets.

The property briefly comprises:



Ground Floor

Access from Hilderthorpe Road into the FRONT ENTRANCE PORCH which leads directly into the MAIN BAR which has seating for 40, wooden flooring and a wooden main bar servery. SNUG with seating for 20, an open fireplace and wooden flooring with a 'walk on' feature glass floor panel which showcases the basement brewery. RESTAURANT with seating for 60, wooden flooring, an open fireplace, an external door to Windsor Crescent and entry to the inner hall. INNER HALL with a staircase to the first floor, entry to both Ladies' and Gentlemen's TOILETS as well as a Disabled TOILET with baby changing facilities, and an external door to the side driveway. A SECOND INNER HALL has an additional staircase up to the first floor as well as a staircase down to the basement cellar. Also found off the second inner hall is a fully-fitted COMMERCIAL KITCHEN which includes a pot wash area and a pantry with an external door for deliveries.



Basement

Multi-room CELLAR which includes a BARREL ROOM and a MICRO BREWERY with an external barrel drop. Also found in the cellar are three distinct storerooms and a spirit store.

First Floor

Landing with two staircases, both leading to the second and ground floors, entry to LADIES' and GENTLEMEN'S TOILETS and entry to an L-shape FUNCTION ROOM. The function room has combined seating for 120, wooden flooring and a wooden bar servery. The first floor also includes a CATERING KITCHEN with entry to the function room bar's CELLAR and a PRIVATE OFFICE.





Second Floor

Landing with two staircases, both leading to the first and third floors, and entry to:

- SUITE 1 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE SHOWER ROOM.
- SUITE 2 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE SHOWER ROOM.
- SUITE 3 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE BATHROOM.
- SUITE 4 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE SHOWER ROOM.
- SUITE 5 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE BATHROOM.

Third Floor

Landing with two staircases, both leading to the second and fourth floors, and entry to:

- SUITE 6 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE SHOWER ROOM.
- SUITE 7 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE SHOWER ROOM.
- SUITE 8 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE BATHROOM.
- SUITE 9 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE SHOWER ROOM.
- SUITE 10 comprising a DOUBLE BEDROOM, KITCHEN/LIVING SPACE and EN SUITE BATHROOM.



Fourth Floor/Attic

Landing with two staircases, both leading down to the third floor, and entry to a PRIVATE FLAT which comprises:

DOUBLE BEDROOM with SHOWER EN SUITE, KITCHEN/LIVING SPACE, BATHROOM, DOUBLE BEDROOM and STORE CUPBOARD.

External

Accessed via Windsor Crescent is a side DRIVEWAY with off-road parking for 3 vehicles. REAR BEER GARDEN with potential seating for 60.

The Business

The Funny Onion ceased trading in 2022. Prior to its closure, the venue operated as a family friendly steakhouse restaurant and microbrewery, attracting both destination trade from the many year-round holidaymakers and local custom from residents of the surrounding areas.

Our clients have begun to renovate the letting accommodation and have made major improvements, fitting new windows and upgrading the building's plumbing. They now wish to offer the premises to the freehold market in order to focus on their other business interests; this, in turn, will allow a new owner to put their own stamp on the renovations and bring the letting accommodation to the market.

No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to the likely trade levels which could be enjoyed at this outlet.







Tenure & Price

FREEHOLD £375,000.

The fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third-party items and items such as beer raising and cellar cooling equipment, branded items and gaming machines etc will be excluded. An inventory will not be provided.

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.

Services

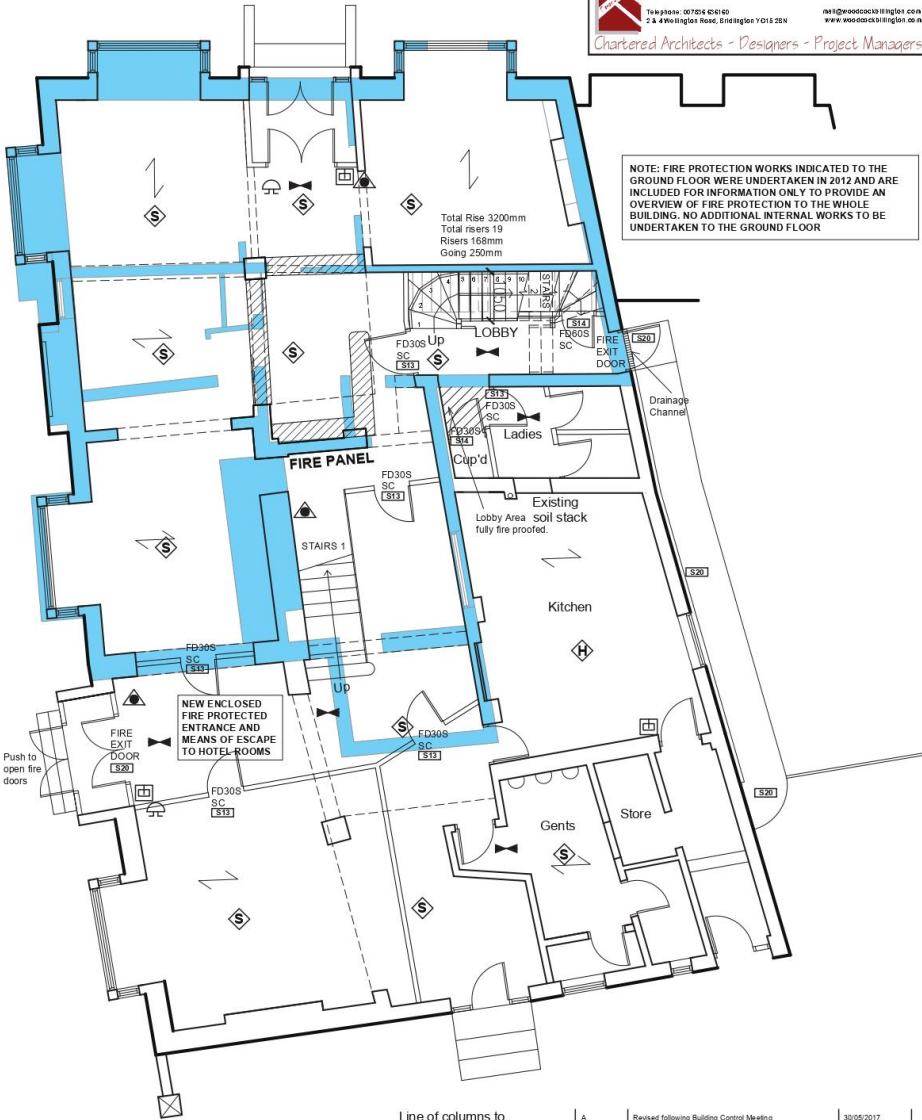
All mains services are connected. The property benefits from a fire alarm as well as an 8 camera CCTV security system.

Rateable Value: £10,500 as at 1st April 2026.

Local Authority: East Riding of Yorkshire Council.





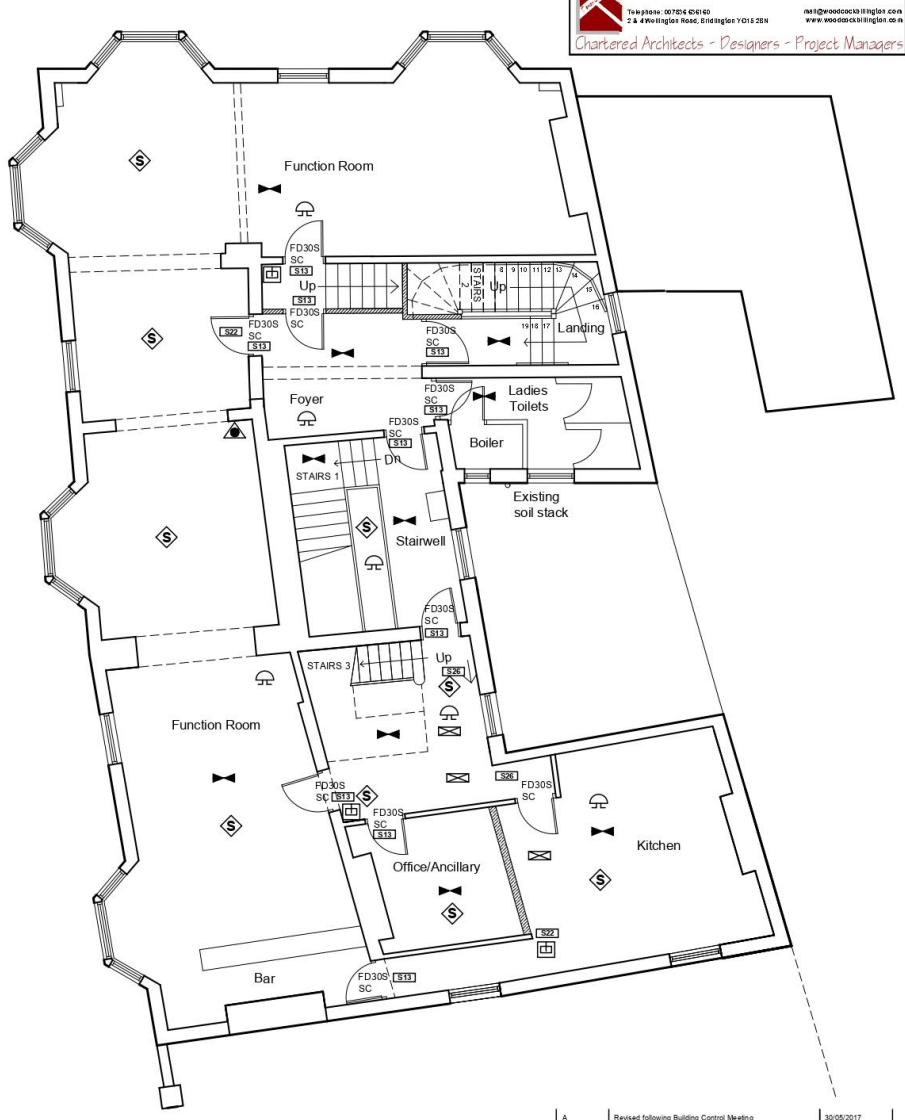


NOTE: FIRE PROTECTION WORKS INDICATED TO THE GROUND FLOOR WERE UNDERTAKEN IN 2012 AND ARE INCLUDED FOR INFORMATION ONLY TO PROVIDE AN OVERVIEW OF FIRE PROTECTION TO THE WHOLE BUILDING. NO ADDITIONAL INTERNAL WORKS TO BE UNDERTAKEN TO THE GROUND FLOOR

Line of columns to staircase above

- Details how to install the existing sign
- S12 Fire Action Storage
- S13 Fire Door Keep Shut Sign
- S22 Fire Exit Sign
- S25 Directed Green Arrow Sign
- Manual fire alarm call point, each call point to have 'Fire Alarm Call Point' sign
- Smoke Detector
- Heat Detector
- Shower
- Fire Extinguisher - Water, Foam or CO2 to fire office requirements
- New fire-rated Emergency Exitways with 3 hour air duration
- Existing Emergency Light
- FD30SC New fire door - 30 minutes fire resisting with smoke seals and self-closing device - each door to have 'Fire Door Keep Shut' sign

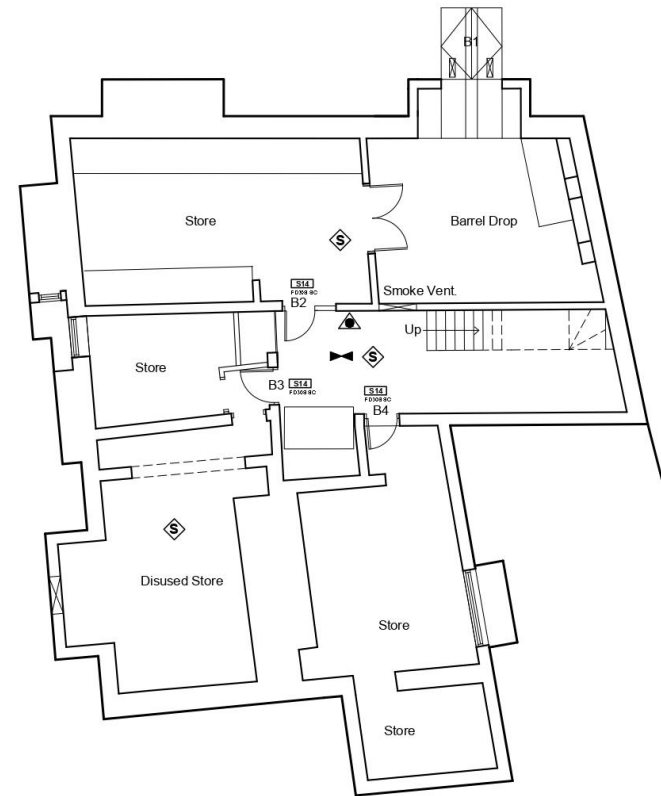
A	Revised following Building Control Meeting	30/05/2017
Revisions:	Note:	Date:
Project:	PROPOSED ALTERATIONS TO THE FUNNY UNION, 105 HILDERTHORPE ROAD, BRIDLINGTON, YO15 3ET	
Client:	MR R REDSHAW	
Title:	AS PROPOSED: GROUND FLOOR	
Date:	MAY 2019	Drawn: VPB
Scale (x):	1:100 @ A4	Check: 1876/4/BR02
		Rev: A



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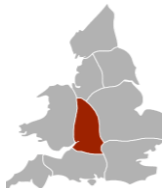
A	Revised following Building Control Meeting	30/05/2017
Revisions:	Note:	Date:
Project:	PROPOSED ALTERATIONS TO THE FUNNY UNION, 105 HILDERTHORPE ROAD, BRIDLINGTON, YO15 3ET	
Client:	MR R REDSHAW	
Title:	AS PROPOSED: FIRST FLOOR	
Date:	MAY 2019	Drawn: VPB
Scale (x):	1:100 @ A4	Check: 1876/4/BR03
		Rev: A





A Revision:	Revised following Building Control Meeting Note:		30/05/2017 Date:
Project:	PROPOSED ALTERATIONS TO THE FUNNY ONION, 105 HILDERTHORPE ROAD, BRIDLINGTON, YO15 3ET		
Client:	MR R REDSHAW		
Title:	AS PROPOSED: ATTIC		
Date:	APRIL 2017	Drawn: VPB	Checked:
Scale (s):	1:100 @ A4	Dwg No: 1876/4/BR06	Rev: A

A	Revised following Building Control Meeting		30/05/2017
Revisions:	None		Date
Project:	PROPOSED ALTERATIONS TO THE FUNNY ONION, 105 HILBERTHORPE ROAD, BRIDLINGTON, YO15 3ET		
Client:	MR R REDSHAW		
Title:	AS PROPOSED: BASEMENT		
Date:	APRIL 2017	Drawn: VPB	Checked:
Scale (s):	1:100 @ A4	Dwg No: 1876/4/BR01	Rev: A



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

01834 849795

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.