



The Oddfellows Hotel Bar and Grill

High Street, Carlton, Goole, East Yorkshire, DN14 9LY

Tenure: Leasehold

Price: OFFERS INVITED

Ref: 96299

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Stylish public house and restaurant
- Picturesque East Yorkshire village
- Fully-fitted commercial kitchen
- Three bedroom private apartment
- Nine en suite letting bedrooms
- Large car park and trade patio

Location

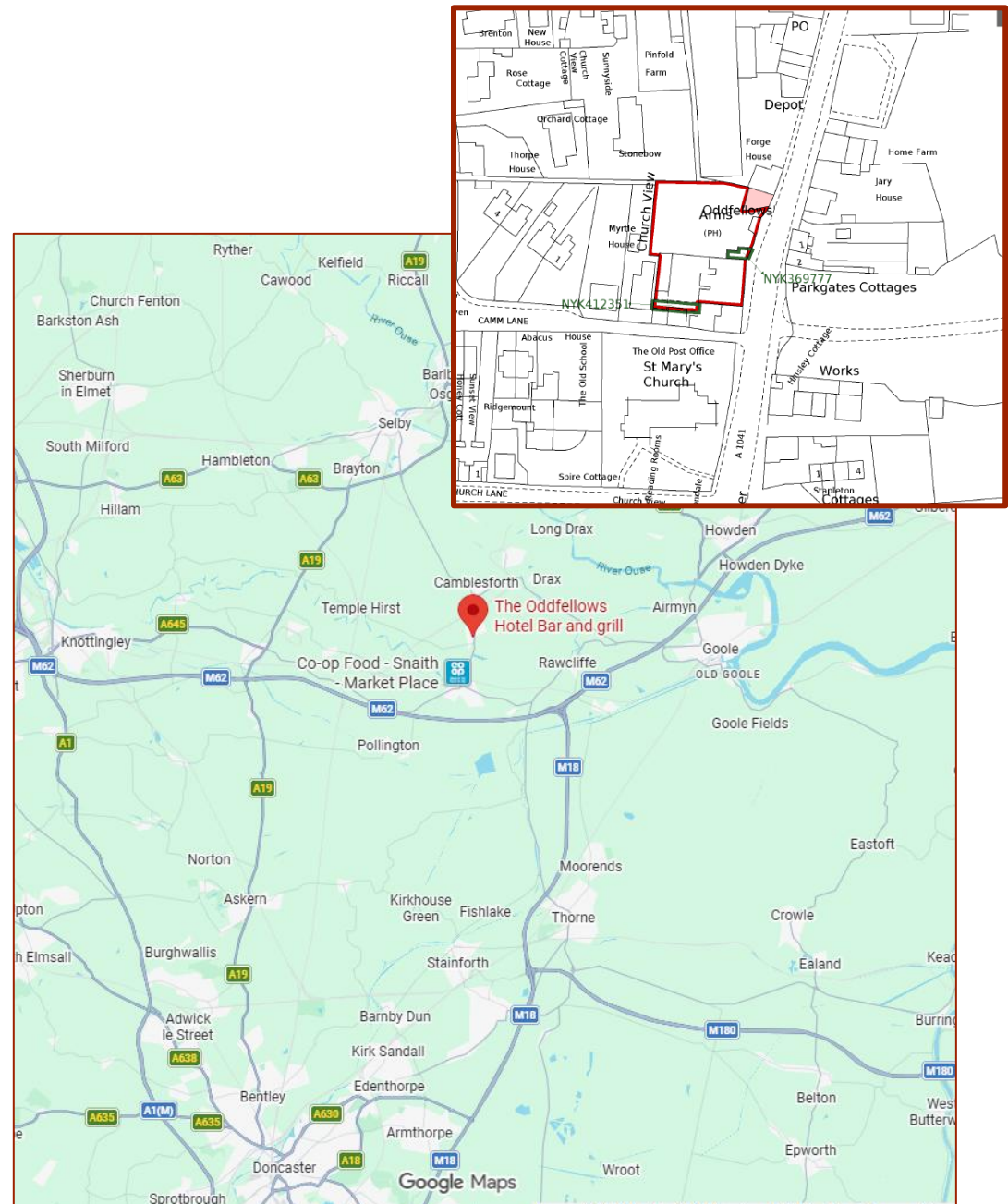
The Oddfellows Hotel Bar and Grill is situated in the village of Carlton, close to the port town of Goole. It lies approximately 6 miles south of Selby and 7 miles west of Goole. This picturesque area is popular with those working in and around Selby as well as professionals commuting to the cities of York and Leeds.

Carlton is easily accessed via the M62 which provides fast road connections to Hull, York and Leeds. The village is well known for the Carlton Towers Estate and wedding venue which is located opposite the subject property.

The Property

The Oddfellows Hotel Bar and Grill occupies a character, two-storey, terraced property of brick construction under a pitched tile roof. There is also a separate building with nine en suite lettings bedrooms to the rear.

It briefly comprises:



Trade Areas

FRONT ENTRANCE HALL providing access to the open plan MAIN BAR/LOUNGE which has seating for 60, exposed feature ceiling beams, exposed brick walls and feature fireplace with log burner. RESTAURANT with seating for 40 and wooden flooring. INNER HALL with stairs to the first floor as well as entry to LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS. Fully-fitted COMMERCIAL KITCHEN. Ground floor CELLAR. STOREROOM.

Owners' Accommodation

On the first floor is the spacious private owners' accommodation comprising THREE DOUBLE BEDROOMS, OPEN PLAN KITCHEN/LIVING ROOM, TWO BATHROOMS and large, private ROOF TERRACE.

Letting Accommodation

Separate, purpose-built apartment block with NINE EN SUITE LETTING BEDROOMS. All are spacious and furnished to a high standard.

External

Side CAR PARK with space for 26 vehicles. COURTYARD/TRADE PATIO with bench seating for 32 and access to an OUTBUILDING/BOILER ROOM.





The Business

Until February 2026, The Oddfellows Hotel Bar and Grill traded under tenanted operation as a stylish public house and restaurant and benefitted from nine en suite letting bedrooms. A variety of events and functions were held within the premises including live music sessions and various celebratory occasions.

Our clients do not operate the business, therefore no trade is sold or warranted. Historic trade accounts are not available. Interested parties must make their own assumptions as to likely trade levels, giving due regard to the location and potential of the site.







Licences

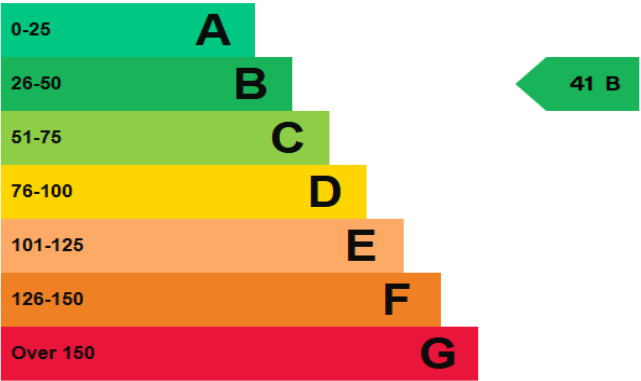
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £22,000 from 1 April 2026.

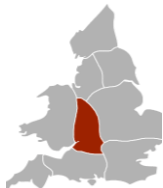
Local Authority: North Yorkshire Council.



Tenure & Price

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

LEASEHOLD	OFFERS INVITED to include fixtures and fittings.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£40,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term at open market assessment.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the Premium and rental payments.



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.