



Vault

Witham, Hull, East Yorkshire, HU9 1BL

Freehold £295,000 Leasehold nil premium

- Close to Hull city centre
- Two-storey detached public house
- Open plan trade area
- One bedroom flat
- Beer garden
- Development potential

Ref: 92168

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SP Sidney
Phillips



LOCATION

The Vault is situated close to the city centre of Kingston Upon Hull and lies at the bottom of Holderness Road, a main route into the centre. This part of East Yorkshire is a popular residential location for those working in and around Hull as well as the cities of York and Leeds. The area is undergoing vast amounts of residential development and Kingston Upon Hull is a city that is up-and-coming.

The Vault occupies a character, two-storey, detached public house of stone construction under a pitched tile roof. It briefly comprises:

TRADE AREAS

Front entrance to the MAIN BAR and seating AREA. This large, open plan space has wooden floors and stairs up to the first floor.

SERVERY leading to a galley KITCHEN with commercial dishwasher, cellar and storage areas.

The first floor is a large, open plan space with wooden flooring and roof terrace. It still has a drinks servery and could easily be turned back into a licensed trade area.

There is plenty of storage throughout the building.

Offset are LADIES' AND GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

Comprising open plan LOUNGE, DOUBLE BEDROOM, BATHROOM and balcony.

EXTERNAL

To the side of the property there is a large beer garden with outside seating. In addition there is a very large patio/garden available to lease for £100pcm.

THE BUSINESS

Our client has owned and operated the business for over 17 years and now wishes to sell this property, either as a public house or for alternative use.

LICENCE

No Premises Licence is held.

SERVICES

Mains water, electricity, gas and sewerage.

Local Authority: Hull City Council



TENURE & PRICE

FREEHOLD £295,000 to include fixtures and fittings.

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

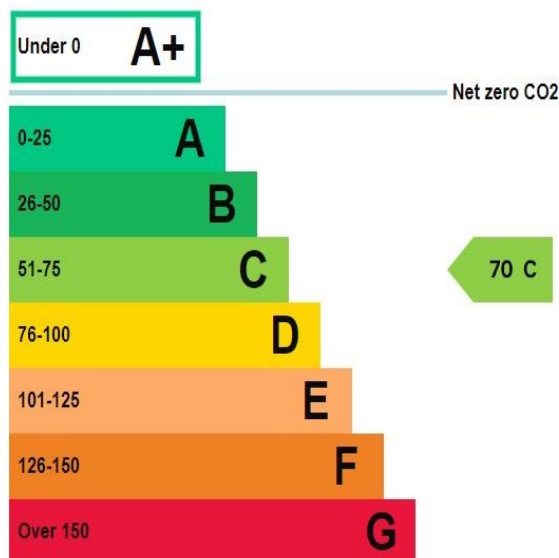
Viewing strictly by appointment only.

OR, ALTERNATIVELY

LEASEHOLD	Nil Premium
TERM	For a term of 6 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Assignable subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to three months' rent in advance
RENT	Annual rent £30,000, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium and rental payments.

Energy rating and score

This property's energy rating is C.



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