



The Royal Oak

42 Main Street, Paull, Hull, East Yorkshire HU12 8AL

Freehold Offers Around £125,000

- Attractive village public house
- Three trading areas
- Spacious domestic accommodation
- Commercial kitchen
- Rear beer garden and car park overlooking Humber Estuary
- Ground floor footprint 2,333 sq ft

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SP Sidney
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LOCATION

The Royal Oak is situated in the East Riding of Yorkshire village of Paull. Paull lies 6 miles south-east of the city of Hull. The pub boasts a doorstep view of the Humber Estuary as it sits on its north bank. The village is a very popular destination with walkers and cyclists due to its picturesque and accessible paths along the Humber Estuary; Fort Paull Museum & Armoury and 18th century Paull Lighthouse are also nearby.

TRADE AREAS

The Royal Oak is a traditional two-storey, mid-terrace building with single storey extensions to the rear. The ground floor accommodation is arranged around a focal point central BAR SERVERY and three good sized trading rooms. The accommodation briefly comprises an ENTRANCE HALL leading from Main Street and the main FRONT BAR with servery, feature fireplace with electric fire, upholstered perimeter seating and access to LADIES' TOILETS. There is also a GAMES ROOM with open fireplace, pool area with tiled floor and beamed ceiling, and a REAR ROOM with small timber bar servery, tiled floor, upholstered perimeter seating, feature fireplace with log burner, darts throw, double glazed door to rear garden and GENTLEMEN'S TOILETS off.

The Royal Oak also benefits from a ground floor BEER CELLAR, a COMMERCIAL KITCHEN and an unused basement beer cellar.

OWNERS ACCOMMODATION

Located at first floor and consisting of THREE BEDROOMS, large LOUNGE, KITCHEN, family BATHROOM and small OFFICE.

EXTERNAL

The pub has a two tiered beer garden to the rear with a charming view over the estuary. There is a brick built STORAGE SHED. Opposite the pub is a small CAR PARK providing off-street parking for customers.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.



TENURE & PRICE

FREEHOLD Around £125,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Viewing strictly by appointment only.

LICENCE

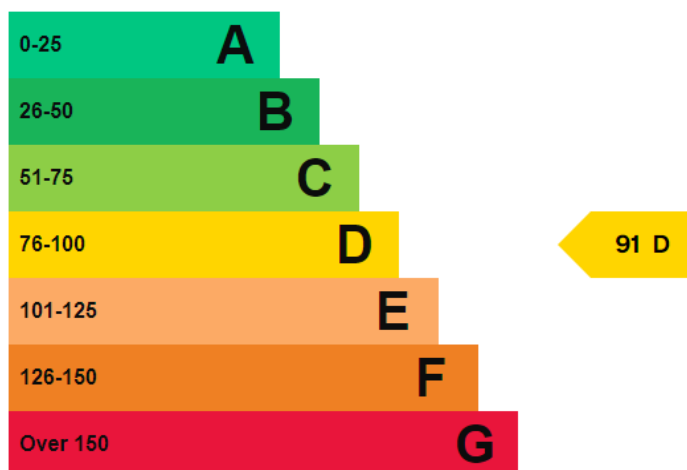
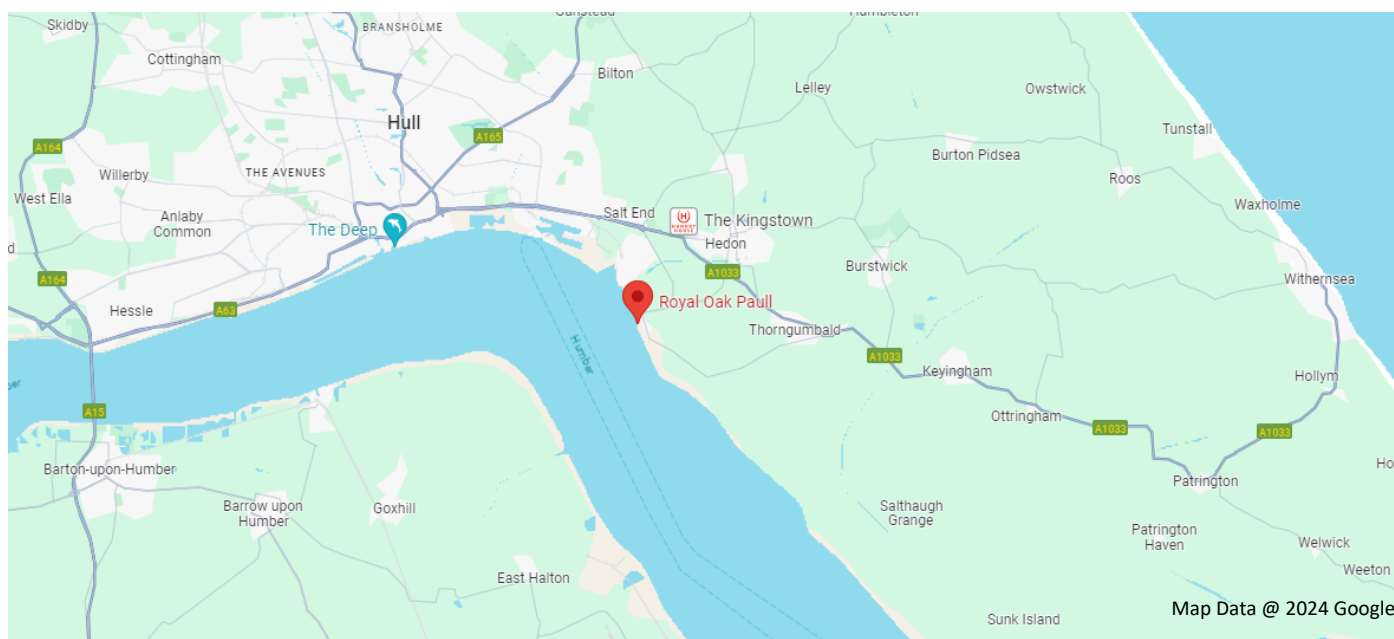
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: East Riding of Yorkshire Council

Rateable Value as at 01 April 2023: £2,600



BUSINESS MORTGAGES

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EPC Reference: 9382-4093-0111-0100-8001

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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