



The Old Boatshed

2 Seaside Road, Withernsea, East Yorkshire, HU19 2DL

Tenure: Freehold

Price: £180,000

Ref: 94654

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Less than 100 yards from Withernsea beach
- Lock-up pub with open-plan bar area (50)
- Front trade patio (20) and ground floor cellar
- Permission to create manager's flat/apartment
- Same operators since 2018 – retirement sale
- Profitable business with scope for development

Location

The Old Boatshed is situated in the town of Withernsea, a seaside resort in the East Riding of Yorkshire. Located on the North Sea coast at Holderness, the town is 18.2 miles east of the city of Kingston upon Hull. Known for its wide, sandy beaches and award-winning coastline, Withernsea is famous for two unique local landmarks. The first is its inland lighthouse: built in 1894, this iconic white landmark is situated a short distance from the coast and now houses a museum dedicated to the 1950s actress Kay Kendall. The second is the Pier Towers: these structures are the remnants of a 365-meter-long Victorian pier built in 1877 that was heavily damaged by shipwrecks and storms. This popular seaside town has a thriving summer trade with several traditional amusement arcades. Nearby attractions, such as Spurn National Nature Reserve also make it a popular destination all year round.

Access to Withernsea is primarily via the A1033 which connects directly to Kingston upon Hull and the M62; coastal routes including the B1362 and the B1242 also serve the area. At the 2021 census, the town recorded a population of 6,028. Spanning an area of 3.09 km², Withernsea is home to a predominantly mature, established demographic with a median age of 52.



Location continued

A total of 391 new homes are currently being built in two major housing developments within the town. A breakdown follows:

Sands Reach (Hollym Road): 199 homes in total. This includes 159 open-market properties built by Gleeson Homes and 40 affordable/social housing units managed by East Riding Council.

The Hull Road site: 192 homes in total. This scheme includes 95 properties for open-market sale under Vistry's Linden Homes brand and 97 dedicated council houses for social rent.

The Property

The Old Boatshed occupies a two-storey, detached, brick building under a pitched slate roof. The property benefits from being located on a busy main road, less than 100 yards from the beach. The property is of local historical significance as it was originally the lifeboat station's second boathouse which housed the original wooden lifeboat, being closer to the sea than the station and its first boathouse. The property briefly comprises:

Trade Areas

GROUND FLOOR:

Open plan MAIN BAR accessed directly from the front off Seaside Road. The main bar area has capacity for 50 customers, laminate flooring, exposed feature brick walls, a storage cupboard, an external door to the side aspect, an enclosed staircase to the first floor and a wooden main bar servery with a KITCHENETTE behind and entry to the open-plan ground floor cellar. The latter includes a cooling system which was updated in July 2026. Also located off the main bar are LADIES' and GENTLEMEN'S TOILETS.





FIRST FLOOR:

Whilst it is currently an open plan storeroom, this area was granted planning permission in November 2024 for conversion to a holiday apartment or a private manager's flat. Further information can be found at the East Riding Planning Portal under reference: 24/02369/PLF.

External

Side BIN and BARREL STORE. Front TRADE PATIO with bench seating for 20 (particularly popular in the summer months). The frontage is protected by high security roller shutters.

The Business

Since September 2018, our husband and wife clients have owned and operated The Old Boatshed as a real ale bar, offering a 100% wet-led trade all year round. They now wish to sell the premises in order to retire.

The venue provides a range of beers (which includes cask and keg), lagers, ciders, wines and spirits. The premises is operated without staff and is renowned for its enviable location, only a short walk from Withernsea beach.

The business benefits from a mixed audience: a loyal local clientele and destination holidaymakers both frequent the venue. As expected, trade spikes in the summer months, especially during local events such as the Blue Light Weekend and the Withfest Music Festival (with each events gross takings in the region of £6000). Although the premises operates as a drink focused venue, the opportunity to provide bar snacks is available via the kitchenette at the back of the bar servery.





The Business Continued

The business operates for just 48 weeks per year, during which time it is open for 30 hours a week. Year end accounts for 31 August 2025 show a net turnover of £100,194 resulting in a net profit of £5,937 and an EBITDA/adjusted net profit of £35,599. The EBITDA has been calculated by reconstituting directors' remuneration, travel, rent, use as home office, depreciation and charitable donations. Further accounting detail will be made available to serious parties following a formal viewing.



Tenure & Price

FREEHOLD £180,000 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.

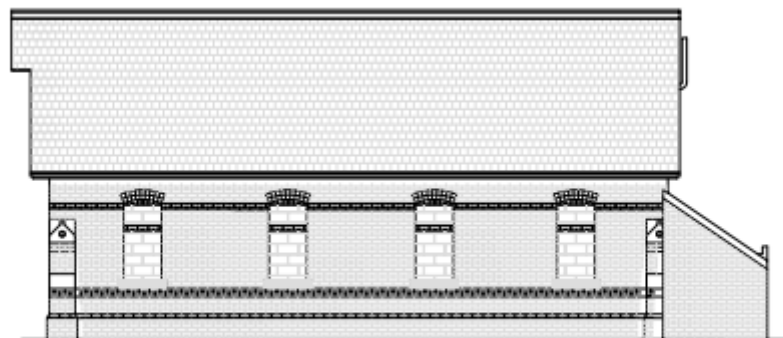
Licences

A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 09:00 – 00:00.

Services

All mains services are connected. We are advised that although the heating is currently electric, there is the opportunity to connect to mains gas. The property benefits from an intruder alarm and a six camera CCTV security system.
Rateable Value: £2,500 – Business Rates Exempt.
Local Authority: East Riding of Yorkshire Council.





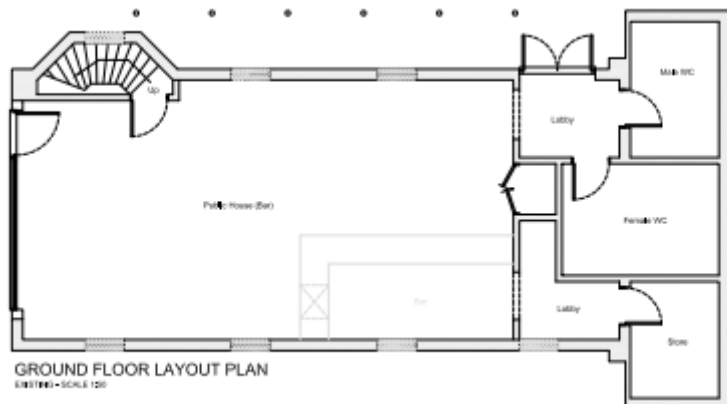
SIDE WEST ELEVATION
EXISTING - SCALE 1/80



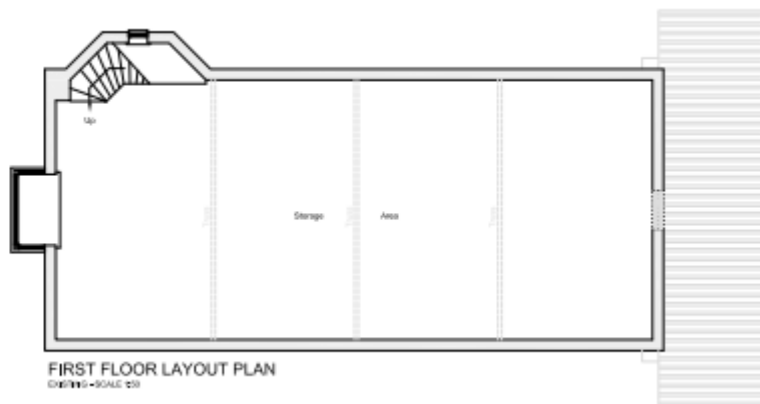
SECTION THROUGH A-A
EXISTING - SCALE 1/80



FRONT NORTH ELEVATION
EXISTING - SCALE 3/80



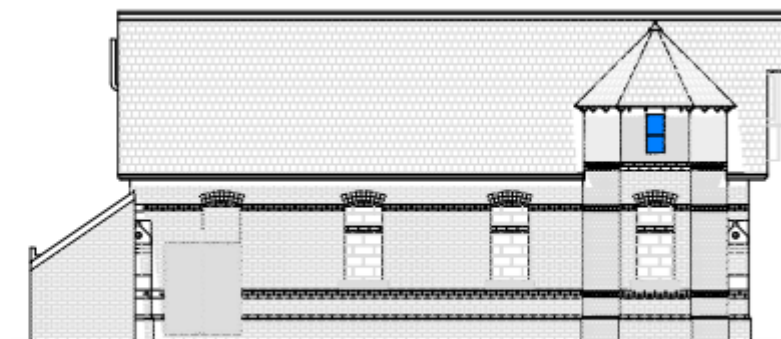
GROUND FLOOR LAYOUT PLAN
EXISTING - SCALE 1/20



FIRST FLOOR LAYOUT PLAN
EXISTING - SCALE 1/20

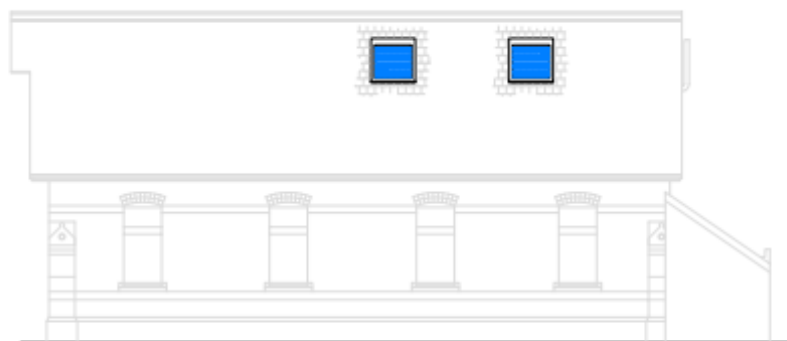


REAR SOUTH ELEVATION
EXISTING - SCALE 1/80

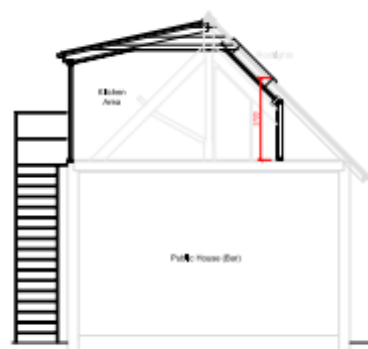


SIDE EAST ELEVATION
EXISTING - SCALE 3/80

Existing
Floorplans
and
Elevations



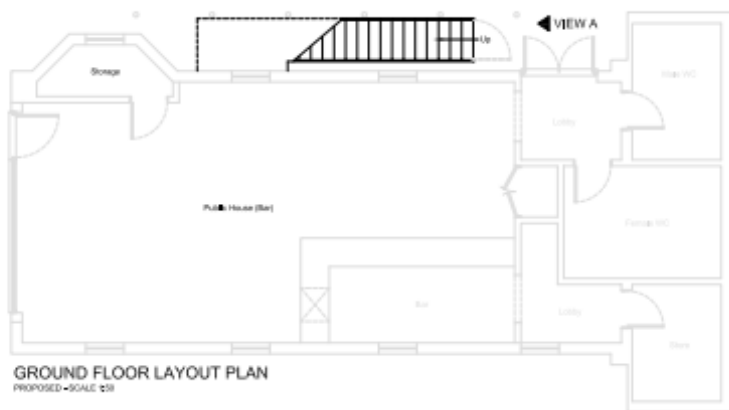
SIDE WEST ELEVATION
PROPOSED - SCALE 1/20



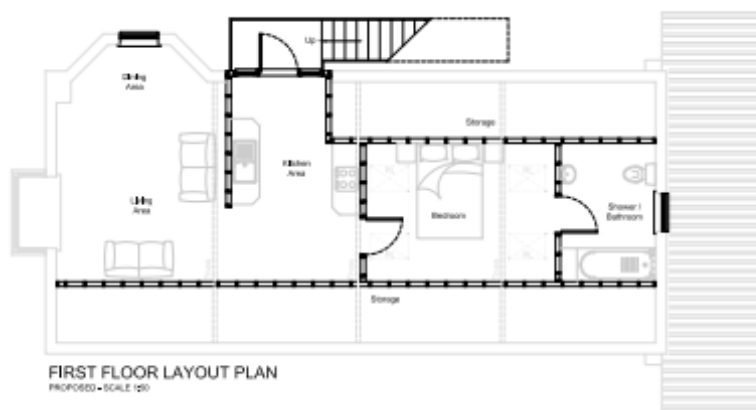
SECTION THROUGH A-A
PROPOSED - SCALE 1/20



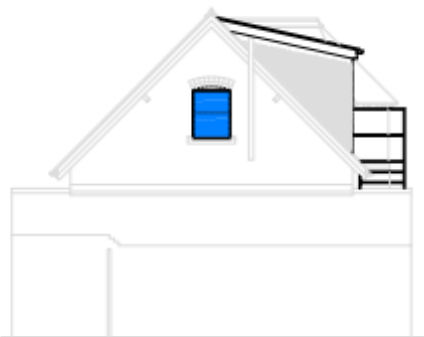
FRONT NORTH ELEVATION
PROPOSED - SCALE 1/20



GROUND FLOOR LAYOUT PLAN
PROPOSED - SCALE 1/50



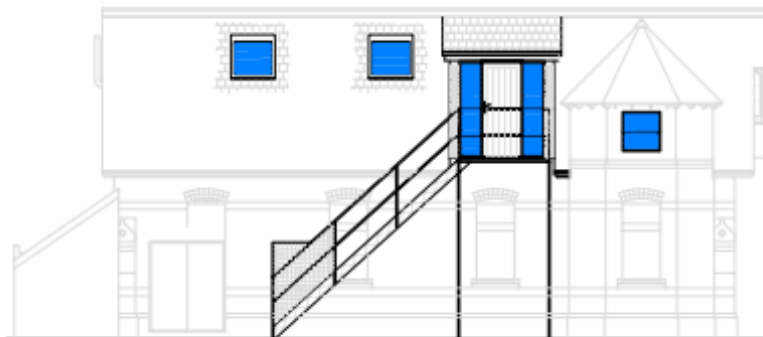
FIRST FLOOR LAYOUT PLAN
PROPOSED - SCALE 1/50



REAR SOUTH ELEVATION
PROPOSED - SCALE 1/20



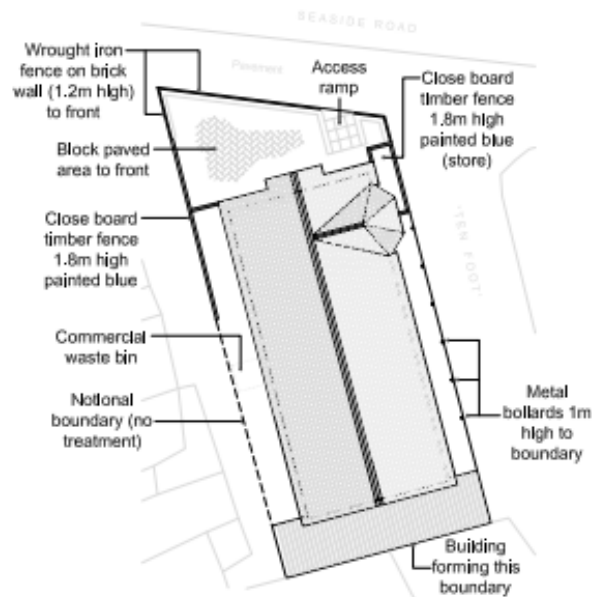
VIEW A
PROPOSED - SCALE 1/20



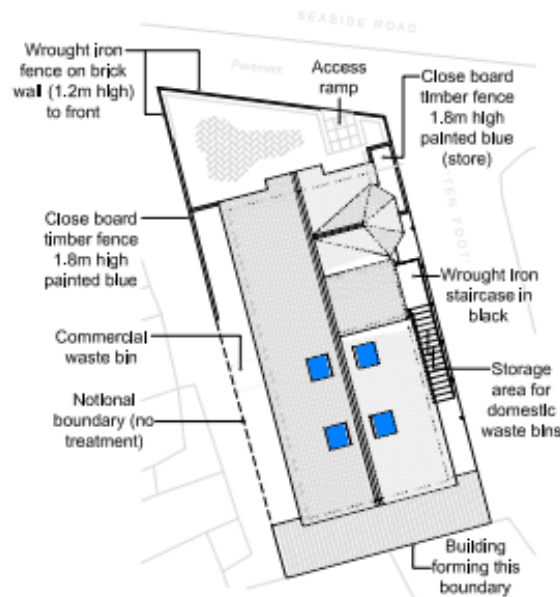
SIDE EAST ELEVATION
PROPOSED - SCALE 1/20

**Proposed
Floorplans
and
Elevations**

Existing and Proposed Site Plans & Location Plan



0m 2.5m 5m 10m
Scale 1:200



0m 2.5m 5m 10m
Scale 1:200



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