

Victoria Hotel, East Riding of Yorkshire

11017



FANTASTIC VALUE PROMINENTLY SITED
SUBSTANTIAL FREEHOUSE IN MIXED
COMMERCIAL & RESIDENTIAL TOWN
LOCATION SAME HANDS OVER 12 YEARS
HUGE DEVELOPMENT POTENTIAL

Victoria Hotel, 36 Hedon Road, Hull, East
Riding of Yorkshire, HU9 1LN

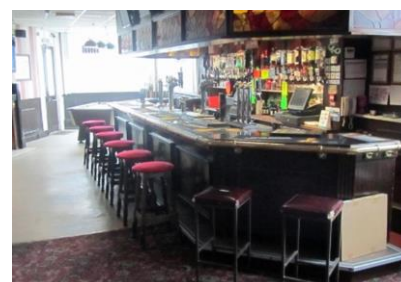
OFFERS OVER £275,000
FREEHOLD

LOCATION

Prominently sited in an area of mixed residential and commercial use with substantial ongoing regeneration.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.



YOUR SMART BUSINESS LOCATOR. DAVEYCO.COM

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THE BUSINESS

Located in a thriving area of regeneration, this traditional style freehouse has been run by a husband and wife team for over 12 years. The premises comprise large through lounge bar single trading area and has exceptional 4 bedroom owners accommodation. As the business currently trades 3 evenings per week only there is huge potential to further develop the trade.

THE PREMISES & TRADING FACILITIES

The main trading area is a large traditional style lounge bar with bar servery, period fireplace, customer seating and raised stage area. There are ladies and gentlemen's WCs and a galley kitchen fitted to a domestic specification to the ground floor. There is extensive living accommodation to the first floor with lounge, kitchen, office, 4 bedrooms and bathroom, with a large attic store to the second floor.

TRADING INFORMATION

Our clients, who have owned the business for over 12 years choose to trade weekend evenings only from which they drive annual sales comfortably in the order of around £100,000 excluding VAT. Further accounting information will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Extensive living accommodation, fitted and presented to an exceptionally high standard and comprising a lounge, impressive fitted kitchen, office, 4 bedrooms and a luxurious high specification bathroom. There is also a large attic room on the 2nd floor.

TRADE FIXTURES & FITTINGS

We are advised that the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

We are advised the property is freehold.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers in excess of £275,000 are sought for the freehold property, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy.
Our clients have provided the trading information given.