

**PUBLIC HOUSE FOR SALE** FREEHOLD - £225,000 PLUS VAT

# ROYAL OAK

42 Main Street, Paull, Hull, HU12 8AL



## Key Highlights

- Freehold
- Potential for a range of alternative uses (subject to planning)
- Fabulous views over the Humber Estuary

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## Location

The property is situated in the village of Paull, Holderness. The property lies on the north bank of the Humber Estuary, east of the Hedon Haven watercourse. The immediate surrounding area is predominately residential dwellings, being a combination of semi-detached and terraced housing. The property is located approximately 4.5 miles south-east of Hull.

## Description

The property comprises a mid-terrace two storey building. The ground floor comprises a central bar, three distinct rooms, including a games room and lounge, customer WC's, commercial kitchen and beer cellar. The residential element is situated on the first floor and comprises two bedrooms, a bathroom, kitchen, large living room, office and boiler room.

Externally, there is a car park opposite the property and on-street parking. To the rear of the property, there is a two-tiered patio with outdoor seating and views overlooking the Humber Estuary.

## Opportunity

The property provides an excellent opportunity to establish either a food or wet-led business within a prominent position.

Alternatively, there is the potential to redevelop the site in whole or in part. Subject to necessary planning consents,

## Contact

### Tom Cunningham

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there may be the opportunity to develop residential dwellings on site, or to develop other uses.

## Licences

The property has been granted a premises licence in accordance with the Licensing Act 2003. We understand that the pub trades under traditional hours.

## Planning

It is understood that the property is not listed nor does it lie within a conservation area.

All enquiries regarding planning matters should be directed to East Riding of Yorkshire Council Planning Department.

## Rating

The subject property is listed within the 2017 Rating List with a rateable value of £3,750. The current small business rates multiplier for 2018/2019 is £0.48 in the pound.

## Fixtures and Fittings

The property is available as a fully fitted asset and all fixtures and fittings which are owned outright will be included in the sale. Tills, IT equipment and any third party items, such as dispensing equipment will be excluded.

## Tenure

We understand the property is held freehold.

## EPC

The property has an EPC rating of D (93)

## Viewing

For a formal viewing, strictly by appointment with Savills

## Savills Private Finance

Funding for this transaction can be arranged by Savills Private Finance. Please contact Russell Hall on 0161 244 7797 or alternatively email [rahall@savills.spf.co.uk](mailto:rahall@savills.spf.co.uk)

## Terms

Offers in excess of £225,000 plus VAT, if applicable, are invited for the benefit of our clients freehold interest.

## VAT

It is understood that VAT will be payable in addition to the purchase price. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form; Certificates to Disapply the option to tax; buildings to be converted into dwellings etc. The HMRC suggests all parties completing the certificate read; Notice 742a Opting to Tax Land & Buildings. A copy can be found at [www.hmrc.gov.uk](http://www.hmrc.gov.uk).

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