



Butlers

346 Ashby Road, Scunthorpe, Lincolnshire, DN16 2RS

Freehold Offers Around £325,000

- Busy Lincolnshire town centre location
- Detached social club with catering kitchen
- Bar (48), lounge (20) and function room (200)
- Two bedroom private flat with separate kitchen
- Front trade patio (18) and rear car park (12)
- Ground floor cellar and multiple store rooms

Ref: 91209

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SP Sidney
Phillips



LOCATION

Butlers is situated on the busy Ashby Road in the North Lincolnshire town of Scunthorpe. The town is situated at the terminus of the M181, located approximately 28 miles north-west of Lincoln, 24 miles north-east of Doncaster, 25 miles south-west of Hull and 170 miles north of London. In 2016 the town had an estimated total population of 82,334 and is the United Kingdom's largest steel processing centre, known as the "Industrial Garden Town".

The town benefits from a number of contrasting landmarks and amenities such as the Central Park formal gardens, North Lincolnshire Museum and Glanford Park home to Scunthorpe Utd Football Club, the town also benefits from a general hospital, a variety of retail shopping venues as well as a number of supermarkets and fuel stations.

The nearest airport to the town can be found 14 miles east at the Humberside International Airport, Scunthorpe also benefits from its own railway station which sits on the TransPennine Express South Humberside Main Line which operates between Cleethorpes and Doncaster.

Butlers occupies a two-storey detached building of brick construction underneath a part flat felt and part slate tiled roof. The property is located only a short distance from the towns main High Street where it benefits from strong passing traffic and footfall.

TRADE AREAS

Front ENTRANCE HALL accessed via Ashby Road allowing access to the LOUNGE with seating for 20, carpet flooring and an extension of the bar servery, as well as access to a private entrance which has stairs leading to the first floor accommodation.

MAIN BAR with seating for 48, part non slip flooring and part carpet flooring, main bar servery with security shutters. REAR HALL with Ladies, Gentleman's and Disabled TOILETS. FUNCTION ROOM with seating for up to 200, hardwood maple dance floor with part carpet flooring, stage with adjacent DRESSING ROOM, cleaning cupboard, an extension of the main bar servery and external access door. Ground floor CELLAR with external barrel doors. Fully fitted CATERING KITCHEN with central heating boiler.

OWNERS ACCOMMODATION

First Floor Comprising: DOUBLE BEDROOM. SINGLE BEDROOM. Open plan LOUNGE/KITCHEN/DINER. BATHROOM. UTILITY ROOM/LANDING with second central heating boiler. LAUNDRY ROOM. STORAGE CUPBOARD. ROOF TERRACE. Private ground floor entrance hall.

EXTERNAL

The property benefits from front trade patio with bench seating for 18 enclosed via metal railings, and to the rear of the property the car park with space for 12 vehicles.

THE BUSINESS

Our client has owned Butlers since June 2018 but has operated the property since 2007, they are now reluctantly offering the property to the market due to ill health. During their time with the business they have created a well renowned social club benefitting from large private hire & community functions, celebratory events such as christenings, birthdays and weddings as well as showcasing sports TV and housing both a darts and dominoes team.

The business has mainly been supported by a local audience with the nearby residents attributing to the businesses main source of turnover, the kitchen has also provided for a number of outside catering events which has the opportunity to be expanded upon.

Detailed accounting information will be made available to serious parties following a formal viewing.

LICENCE

Members Licence - Our client has stated the council are willing to grant a change to a standard premises licence which currently allows the sale of alcohol between the hours of 11:00 to 23:30 - 7 days a week.

SERVICES

All mains services are connected, the property also benefits from both a fire & burglar alarm as well as a 9 camera CCTV security system.

Local Authority: North Lincolnshire Council, Scunthorpe Central, Carlton Street, Scunthorpe, North Lincolnshire, DN15 6TX

Telephone: 01724 297000

Rateable Value: £14,750 As of 1April 2026.

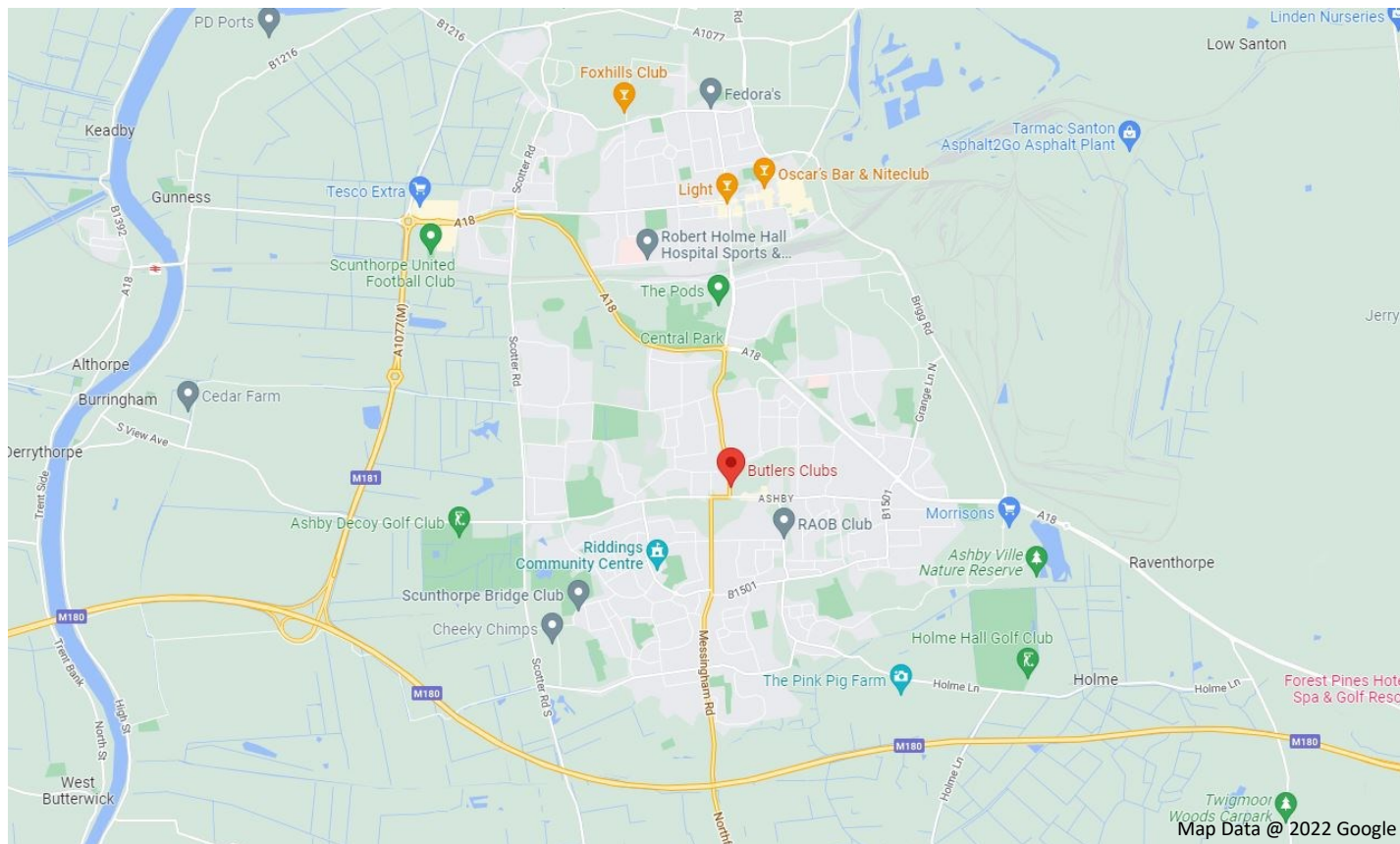


TENURE & PRICE

FREEHOLD OFFERS AROUND £325,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

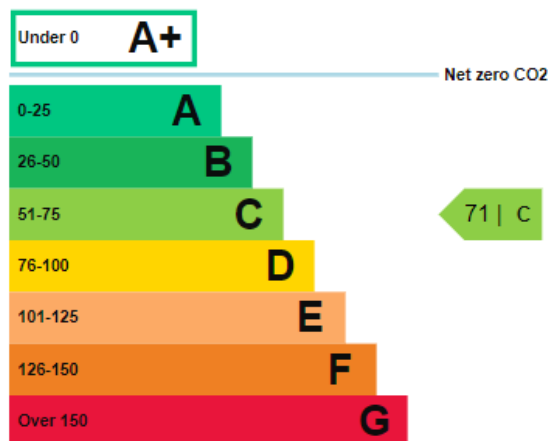
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

EPC Reference: 0750-6969-0408-6070-7030

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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