



# County Tavern

## Freehold

Offers in the Region of **£175,000** Excluding VAT (if applicable)

County Tavern, 73-75 Francis Street, Hull, East Riding of Yorkshire, HU2 8DT

### AT A GLANCE

- PROMINENT THREE STOREY PROPERTY
- OUTDOOR DRINKING AREA TO SIDE
- GROUND FLOOR FOOTPRINT - 1,785 sq ft
- OPEN PLAN TRADING AREA
- SPACIOUS DOMESTIC ACCOMMODATION
- SITE AREA - 0.058 Acre

### Viewing And Further Information

Jon Heald

☎ 0115 8246442

📱 07941 614719

✉ [jon@everardcole.co.uk](mailto:jon@everardcole.co.uk)





## PROPERTY

The County Tavern is a three three and two storey corner property of brick elevations beneath pitched tiled roofs. The County Tavern benefits from a single open plan trading area over the ground floor, which briefly comprises a front entrance hall leading to the Public Bar, with a timber bar servery, perimeter seating, pool area and darts throw. The trading area can accommodate c. 60 covers in total. A rear hallway provides access to the Ladies and Gents W.C.s. The Spring House also benefits from a small kitchenette at the rear of the bar and basement beer cellar.

The domestic accommodation is situated over the first and second floors and briefly comprises: 1st floor - Three bedrooms, domestic kitchen, office and bathroom with separate W.C. Second floor - Three further rooms. The accommodation is in need of remedial attention.

To the exterior the pub has a drinking area laid to tarmac at the side with picnic bench seating for 8.

## PLANNING

We understand the Property is neither Listed nor situated in a Conservation Area. The local authority is Kingston Upon Hull Council and prospective purchasers are advised to make their own enquiries.

## UTILITIES

We understand all mains services are connected.

## MEASUREMENTS

Ground Floor Footprint - c. 1,785 ft<sup>2</sup> Total site area – c 0.058 acres (Measurements are taken from digital mapping and are approximate)

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items



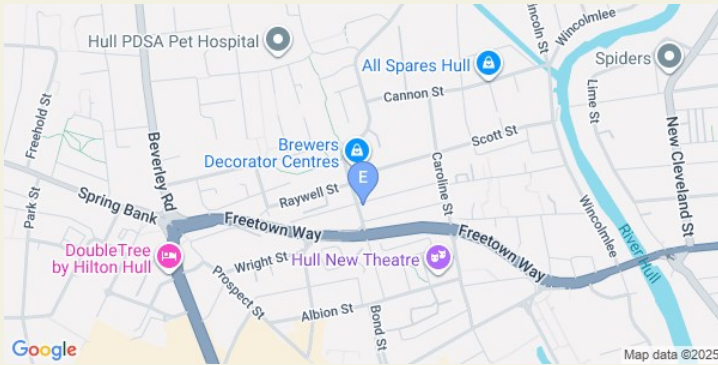
## THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

## RATES & CHARGES

The Rateable Value of The County Tavern has been assessed at £1,500 (2023).The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business





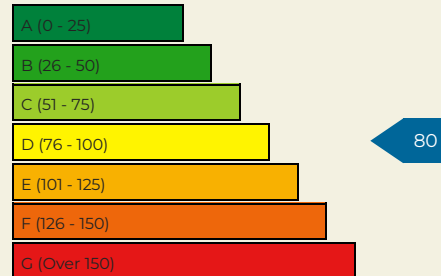
## LOCATION

The County Tavern is prominently located at the corner of Charles Street and Francis Street in the city centre of Hull. The property is directly opposite the Francis Street car park, just off Freetown Way. The pub is a short walk to the city centre.

Kingston upon Hull, usually abbreviated to Hull, is a port city and unitary authority in the East Riding of Yorkshire. The city lies upon the River Hull at its confluence with the Humber Estuary, 25 miles inland from the North Sea and 50 miles south-east of York. With a population of 267,014 (2021), Hull is the fourth-largest city in the Yorkshire and Humber region.



## EPC



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Cambridge  
01223 370055

Nottingham  
0115 8246442

Leeds  
0113 4508558

Manchester  
0161 8204826

info@everardcole.co.uk  
www.everardcole.co.uk



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