

**AVAILABLE DUE TO RETIREMENT  
THE TUDOR ROSE HOTEL  
11 WEDNESDAY MARKET, BEVERLEY, HU17 0DG**





**WITHIN SAME FAMILY OWNERSHIP FOR OVER 40 YEARS**

**PROMINENT GRADE II LISTED BUILDING WITHIN WEDNESDAY MARKET**

**CLOSE TO BEVERLEY MINSTER, TOLL GAVEL, CARPARKS AND RAILWAY STATION**

**10 BEDROOM FULLY FITTED HOTEL WITH LOUNGE, BAR AND DINING ROOM**

**AN EXCELLENT OPPORTUNITY TO REOPEN AS A HOTEL OR A POTENTIAL REDEVELOPMENT OPPORTUNITY**

**FREEHOLD £850,000**

**TO LET ON NEW LEASE £50,000 PA**





## LOCATION

The Tudor Rose Hotel is situated within the heart of the historic market town of Beverley occupying a prominent corner position on Wednesday Market at the junction with Eastgate and Railway Street.

This is a mixed use commercial and residential area. Nearby businesses include Boyes, Lockings Solicitors and Chamas restaurant. Wednesday Market provides access to Toll Gavel which is Beverley's prime retail area. Retailers include M&S Simply Food, WH Smith and Boots. The relatively new Flemingate retail and leisure scheme is a short distance away with occupiers including Sports Direct, Costa, Starbucks and Parkway Cinema.

Eastgate is primarily a residential area and provides a short walk to Beverley Minster.

The property is well located for easy access to public car parks with spaces being available in Wednesday Market itself and the nearby Princes Gardens and Flemingate car parks. The railway station is less than five minutes walk away.

Beverley is a popular East Yorkshire market town, situated 10 miles to the north of Hull and having a population of around 30,000 people and a wide catchment area. The town is well known for its 15th Century Minster, North Bar, Beverley Westwood and the Racecourse. This is a much sought after residential location, but also attracts large numbers of seasonal visitors. Beverley is popular with cyclists being on National Cycle Route No 1.

## DESCRIPTION

Dating from the mid 18th Century the Tudor Rose Hotel is a Grade II Listed Building of traditional two storey red brick construction beneath a pitched roof with part slate and part tile covering. Additional rooms are formed within the roof space and benefit from either dormer or Velux type windows. The gable wall has been rendered and white washed. There is a corner cut away entrance and the bar / restaurant benefits from retail style display windows. The majority of the windows to the upper floors are sliding sash.

The business has been in the same family ownership for over 40 years, but has now ceased trading. An opportunity now exists to re-open as a hotel or to investigate redevelopment possibilities for the property which could include, subject to planning permission, bar / restaurant at ground floor with private residential accommodation to the upper floors. This could be in the form of holiday lets, private apartments or serviced accommodation.

With the exception of some personal items being removed from the property it is being offered to the market on a fully equipped basis inclusive of all fixtures, fitting and equipment. A full inventory to be agreed at the point of a sale being finalised.

The ground floor accommodation provides the main restaurant and bar area together with kitchen and dining room. There are five first floor bedrooms and a further five bedrooms on the second floor. There is also a small cellar.

The accommodation extends in total to approximately 270.7 sq m (2,913 sq ft) measured on a net internal basis.

## ACCOMMODATION

### Ground Floor

Main Restaurant and Bar: 37.3 sq m (401 sq ft)

Bar: 24.8 sq m (267 sq ft)

Dining Room: 16 covers, 20.4 sq m (220 sq ft)

Ladies and Gents WCs

Kitchen: 5.9 sq m (63 sq ft)

### First Floor

Bedroom 6: Double room with bath and ensuite shower room 23.4 sq m (252 sq ft)

Bedroom 7: Double room with ensuite bathroom 22.0 sq m (237 sq ft)

Bedroom 8: Double room with ensuite shower room 36.2 sq m (389 sq ft)

Staff Room: 9.3 sq m (100 sq ft)

Bedroom 9: Double room with ensuite shower room 13.3 sq m (143 sq ft)

Bedroom 10: Double room with ensuite shower room 19.7 sq m (212 sq ft)

Landing with Storage cupboard and WC.

### Second Floor

Bedroom 1: Double room with ensuite bathroom 12.0 sq m (129 sq ft)

Bedroom 2: Most recently used as a laundry room 7.8 sq m (84 sq ft)

Bedroom 3: Double room with ensuite shower room 13.6 sq m (147 sq ft)

Bedroom 4: Single Room 7.2 sq m (78 sq ft)

Bedroom 5: Double room with ensuite shower room 17.8 sq m (191 sq ft)



## ADDITIONAL INFORMATION

**Local Authority:** East Riding of Yorkshire Council

**Rateable Value:** £12,500 (Hotel and Premises)

**Tenure:** The property is freehold. Part of the Title is a “flying freehold”. Further details can be provided to interested parties on request.

**Services:** All mains services are connected to the property. There are two Worcester gas fired central heating boilers. The services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use.

**EPC:** TBC

**Legal Costs:** Each party will be responsible for their own legal costs.

## TERMS

The freehold property, inclusive of all trade fixtures and fittings, is available at £850,000.

Alternatively the owners will consider granting a new lease over the property. The rent will be £50,000 per annum exclusive on FR&I terms. The length of lease to be by negotiation. A security deposit will be required in respect of the fixtures and fittings.

### For further information and viewings:-

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