

Vauxhall Tavern, 1 Hessle Road,
Hull, HU3 2AA

FOR SALE (MAY LET)

Public house with substantial upper
floor living accommodation

Ground floor bar/seating areas, kitchen
and WCs 161.8 sq m (1,740 sq ft)

First floor 126.2 sq m (1,360 sq ft)

Second floor 120.0 sq m (1,290 sq ft)

Cellar 64.1 sq m (689 sq ft)

There is an external area to the rear

The property is available freehold with
full vacant possession

Guide Price £150,000
(May Let £18,000 p.a.exc.)

Scotts
01482 325634



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LOCATION/DESCRIPTION

The property is situated on the south side of Hessle Road where it adjoins Castle Street, forming part of the main dual carriageway cross-city route. The property is approximately half a mile to the west of Hull city centre.

The property extends to three-storey height of traditional brick construction, primarily under slate clad roofs providing ground floor trading accommodation, with a cellar, together with residential accommodation to the upper floors. The current operator has utilised four bedrooms at first floor level for letting to third parties, some with en-suite facilities in addition to which there is a shared kitchen and bathroom. The operator resides on the second floor.

The property is listed.

ACCOMMODATION

Cellar	64.1 sq m	(689 sq ft)
Ground floor	161.8 sq m	(1,740 sq ft)
First floor	126.2 sq m	(1,360 sq ft)
Second floor	120.0 sq m	(1,290 sq ft)
Total	472.1 sq m	(5,079 sq ft)

There is an external area to the rear.

RATEABLE VALUE

The property is described as 'Public House & Premises' with a rateable value of £4,000 under the 2026 Rating List. Under current legislation, a qualifying small business will benefit from full rate relief.

We understand the living accommodation is assessed in Band A for Council Tax purposes.

DISPOSAL TERMS

The property is offered For Sale with full vacant possession at a guide price of £150,000. Alternatively, a lease of the whole may be considered on terms by negotiation at £18,000 per annum exc.

The property is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax if payable.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7292**

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