

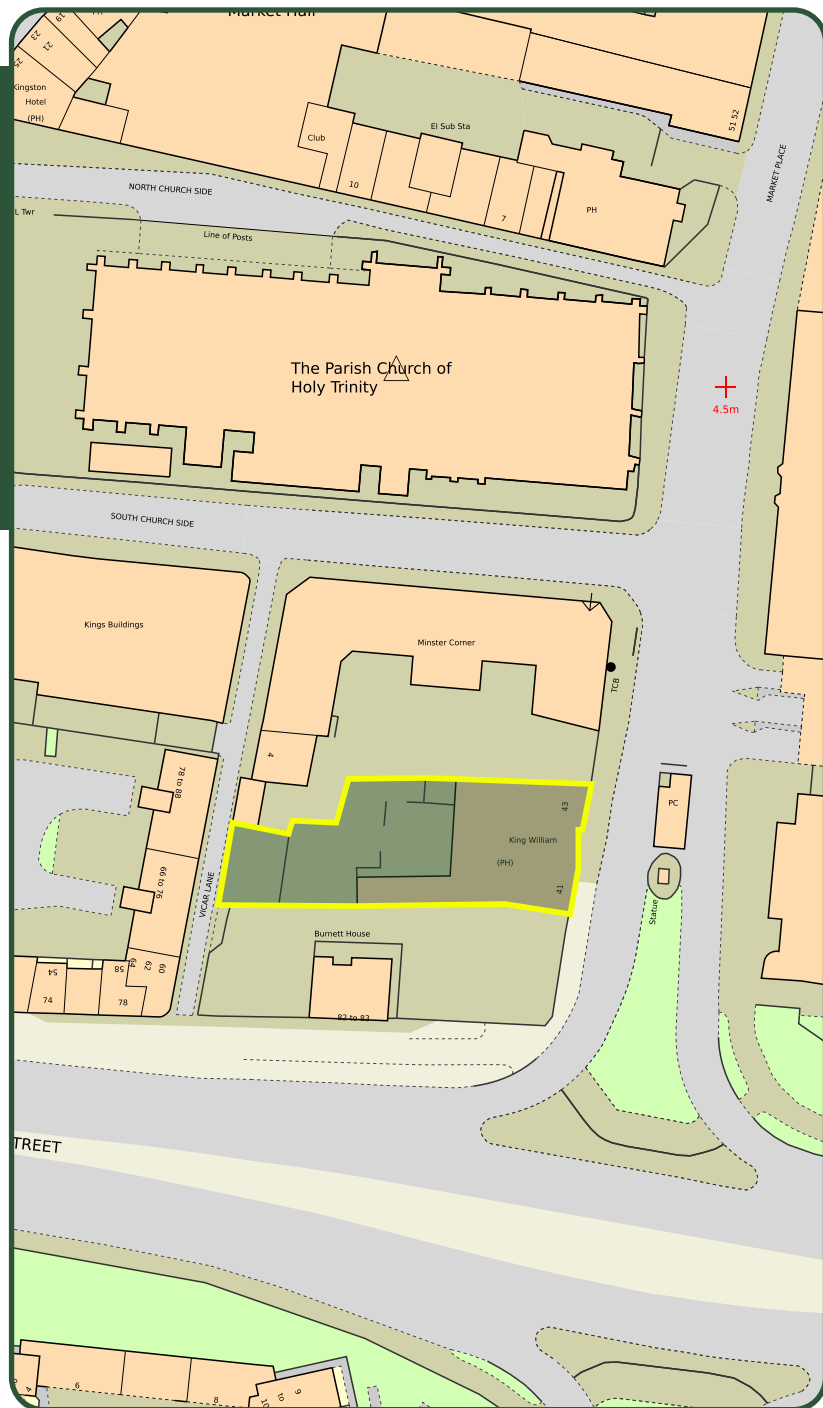
King William Public House

41 Market Place, Hull, HU1 1RQ

- Substantial drinking establishment with large rear beer garden/parking area & self-contained living accommodation
- Total accommodation c.600 sq m (c.6,500 sq ft) GIA
- Site area 0.093 ha (0.23 acres)
- May suit alternative uses or site redevelopment subject to consents

Guide Price £500,000





LOCATION

The property is situated in the Old Town area of Hull, prominently positioned within yards of the Market Place junction with the A63 Castle Street, close to Hull Minster and the Old Town drinking circuit. Immediately south of the A63 is the regenerated Fruit Market area with a recently formed pedestrian route to Market Place.

The Fruit Market has established independent food & drink outlets together with modern office developments and a new multi-storey car park adding to the established multi-storey car park situated directly opposite the subject premises.



Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7240**

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DESCRIPTION

The property is detached, of traditional brick construction, primarily built to two-storey height under pitched roofs with a small second floor section in part. The property has the benefit of substantial external areas to the rear, including vehicular access off Vicar Lane.

The ground floor comprises a sizeable drinking area with customer WCs, kitchen/stores and cellar. There are further substantial customer areas/function rooms to the first floor with a void providing a ‘gallery’ overlooking the central ground floor area. The rearmost part of the property is self-contained residential accommodation, ideally suited to a proprietor/manager.

A drinking establishment could be re-established, or the property could be adapted for alternative uses subject to necessary consents. We understand some years ago consideration was given to a multi-storey office development.

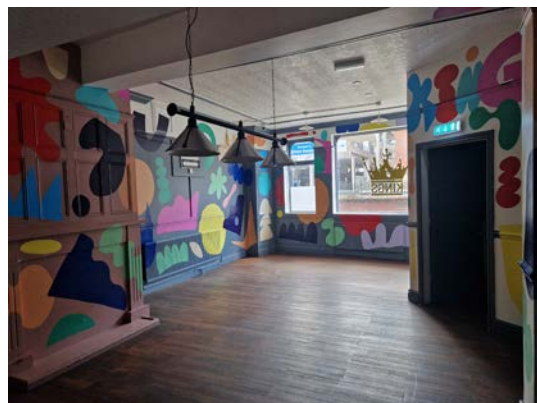
ACCOMMODATION

The main ground floor trading area and ancillary accommodation (excluding customer WCs) has a width of c.18.8m (c.61’ 8”) x a depth of 18.4m (c.60’ 4”).

There is further trading space at first floor level (as referenced)

Customer WCs together with living accommodation are accommodated in the largely two-storey rear projection with a floorplate of approximately 58.6 sq m (630 sq ft) across both ground and first floor levels in addition to which there is a small second floor area.

Total accommodation	c.600 sq m (c.6,500 sq ft) GIA
Site area	0.093 ha (0.23 acres)



RATEABLE VALUE

The property is described under the 2026 Rating List as ‘Public House & Premises’ at £22,250 RV.

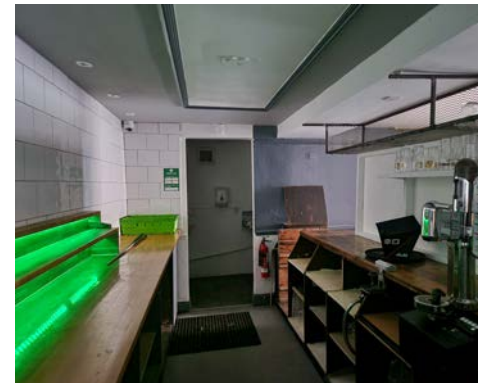
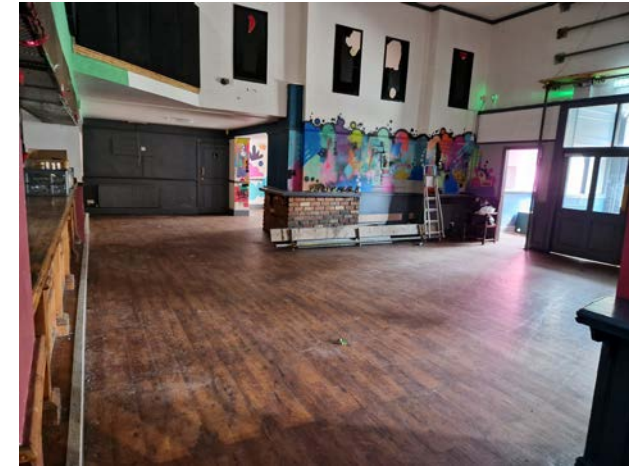
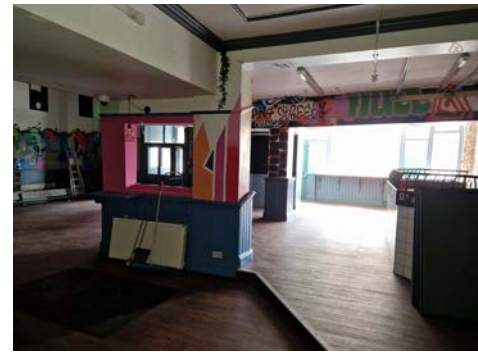
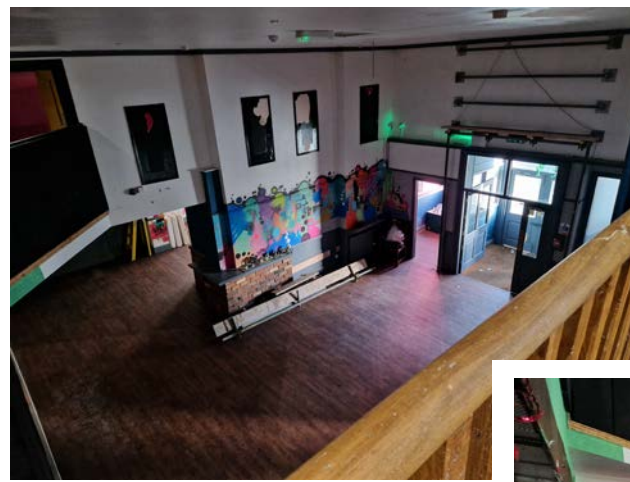
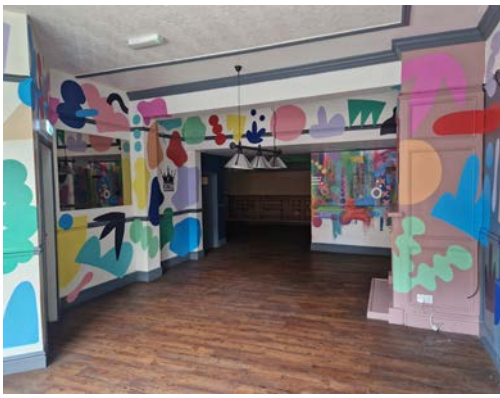
DISPOSAL

The property is available For Sale with full vacant possession at a guide price of £500,000.

LEGAL COSTS

Each party will be responsible for its own legal costs. The purchaser will be responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Public House – C / Residential – D



Further Information And To View

Contact Chris Mason Chris@scotts-property.co.uk 07850 002496 or Rose Cardwell rose@scotts-property.co.uk 07739 590596.

In accordance with Anti-Money Laundering Regulations, identification checks will be carried out by the agent on the purchaser.

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