

Plimsoll Ship Hotel
103 Witham, Hull, HU9 1AT

FOR SALE

Traditional built public house premises with substantial upper floor living accommodation

Ground floor bar & customer WCs
75.0 sq m (810 sq ft)

There is a cellar off the separate front entrance serving the upper floors

The accommodation at first floor level extends to c.77.5 sq m (834 sq ft) and at second floor level c.67.5 sq m (726 sq ft)

The premises have the benefit of a full On Licence from 10am until late inc 2:30am Fri & Sat

The property is situated close to other licenced/leisure premises

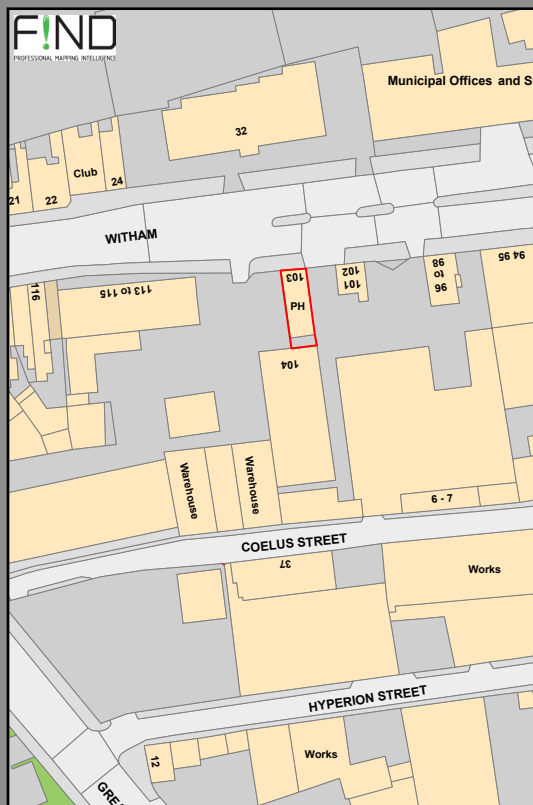
Guide Price £125,000

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is situated on the south side of Witham, less than half a mile to the east of Hull city centre. The property fronts Witham in a traditional mixed commercial area with a number of other food & drink and licenced opportunities nearby.

The public house premises are detached, traditional brick built to three-storey height plus basement on a fully developed site. There are a mix of pitched and flat roof sections. The property provides a ground floor bar with rear customer WCs. There is a barrel drop within a separate front entrance that can access the upper floor living accommodation independently as well as having an internal door connecting to the bar. The upper floors provide spacious 4 (possibly 6) bed living accommodation.

The property is in need of some refurbishment/upgrading.

ACCOMMODATION

Ground Floor

General width 4.9 m (16') x overall depth 16.6 m (54' 6")
Bar and Customer WCs 75.0 sq m (810 sq ft)
Separate Entrance to Living Accommodation
(with cellar access therefrom). Cellar not inspected

First Floor 77.5 sq m (834 sq ft)

Second Floor 67.5 sq m (726 sq ft)

RATEABLE VALUE

The property is described as 'Public House & Premises' at £1,500 RV. 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 premises are offered For Sale with full vacant possession at a guide price of £125,000. We understand the property is elected for VAT and that VAT is payable on the sale price.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302

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