

THE KINGSWOOD - BEEFEATER

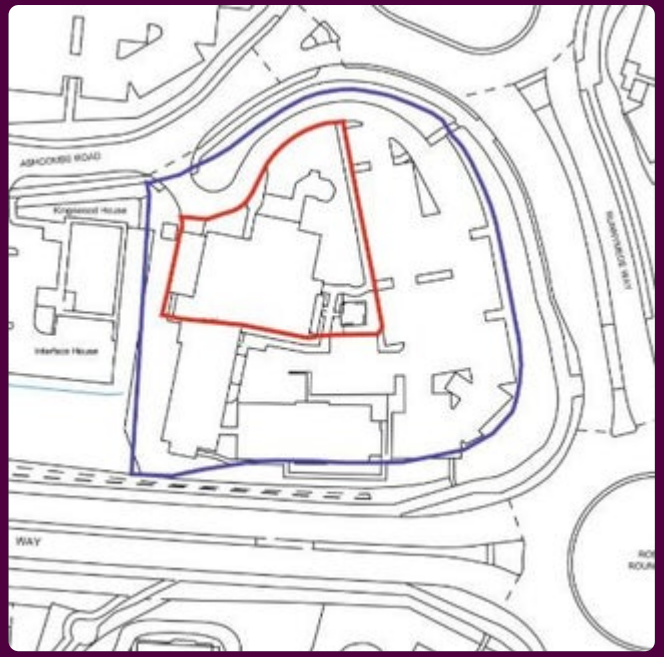
Hull, HU7 3DD

LONG LEASEHOLD: £1,095,000 + VAT | REF: 5469168

KEY HIGHLIGHTS

- Long leasehold
- £36,000 average weekly T/O
- 93 Bed Premier Inn Adjacent
- Three bed managers flat
- 138 indoor and 400 outdoor covers
- Energy rating B | Price + VAT





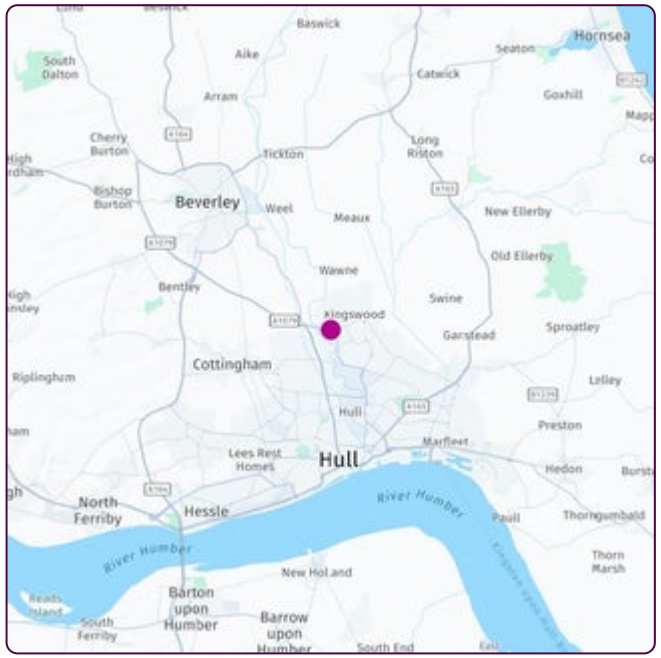
LOCATION

The Kingswood Beefeater in Hull is located to the north of the city centre within the Kingswood retail and leisure development. It sits just off the A1079 (Beverley Road), providing direct access to Hull city centre as well as links towards Beverley and the wider East Riding area.

The restaurant is positioned adjacent to the Premier Inn Hull North hotel and is surrounded by a range of retail and leisure operators, including Kingswood Retail Park and nearby supermarkets, making it a convenient and accessible destination for both local residents and visitors travelling by car.

Located in Kingswood Retail Park, north of Hull city centre, approximately 3 miles from the city core.
Mixed-use commercial environment including; National retail occupiers (ASDA, M&S Foodhall, Next, Boots, TK Maxx)
Benefits from excellent road connectivity via A1033 and surrounding arterial routes.
Situated within a large residential catchment (Kingswood estate) which has grown significantly since the 1990s.

Immediate adjacency to a Premier Inn hotel, generating additional breakfast and evening trade.



DESCRIPTION

Detached purpose-built pub restaurant of traditional modern Beefeater design. Operates as a food-led family dining venue, specialising in steaks, grills and classic British dishes.

Open plan trading accommodation with bar, restaurant and ancillary customer areas.

Internal Details

Main bar / servery area
Restaurant seating areas with flexible layout
Breakfast service area supporting hotel trade
Customer WCs
Commercial kitchen and prep areas
Back-of-house storage and staff facilities
* Sale price is subject to VAT





FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday to Friday 6:30am - 11:00pm
Saturday 7:00am - 11:00pm
Sunday 7:00am - 10:30pm

REGULATORY

Premises Licence.

OWNER'S ACCOMMODATION

Three bed managers accommodation and a one bed bedsit.

EXTERNAL DETAILS

Dedicated on-site parking as part of retail park provision (extensive shared parking).
Outdoor seating / patio trading area
Prominent roadside signage and visibility
Loading / service access to rear







TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

T&C'S LINK

Click Here for Terms and Conditions

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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