

THE PRIORY

Ashby Road, Scunthorpe, DN16 2AB

FREEHOLD: £650,000 | REF: 5455577

CHRISTIE & CO

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KEY HIGHLIGHTS

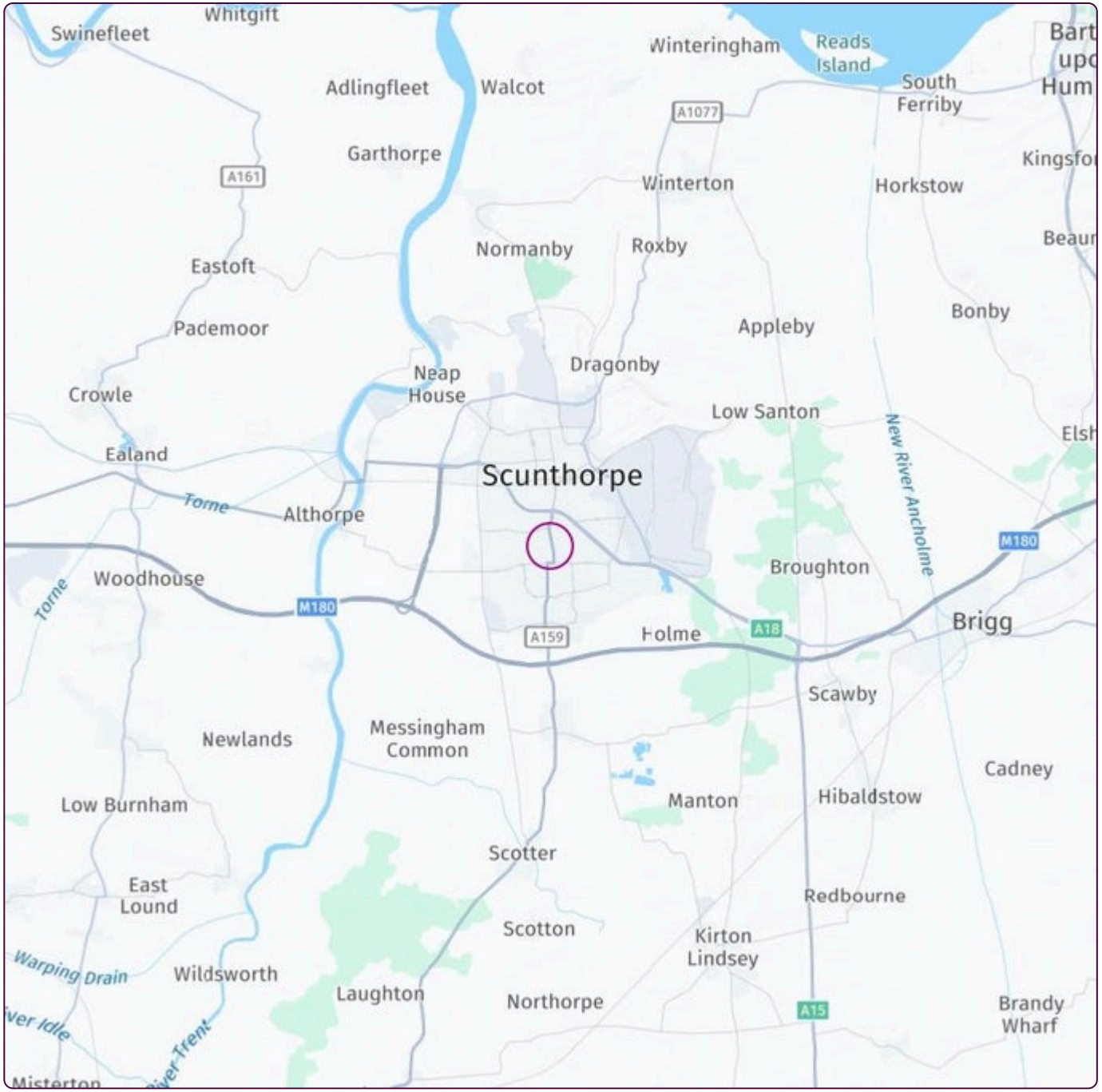
- T/O 2025 £635,709
- 87% Wet Trade
- Former Hotel Upstairs with approx 10 Rooms
- 3 Bed Owners Accomdation
- Large Beer Garden and Car Park
- Main Road Location | Energy Rating C

LOCATION

The property occupies a highly prominent position fronting Ashby Road (A159) within Scunthorpe, one of North Lincolnshire's principal commercial and residential centres.

The location benefits from significant levels of passing vehicular traffic together with a large surrounding residential population. The property is situated close to retail, leisure and employment hubs, providing a consistent and diverse customer base throughout the year.

Scunthorpe has a population in excess of 80,000 and serves as the economic centre of North Lincolnshire, with excellent road connections via the M180, A18 and A15. The Priory's position on a main route into the town provides strong roadside prominence and visibility.











DESCRIPTION

A substantial Pub property occupying a prominent trading position within a strong commercial and residential catchment. The business benefits from established customer demand, excellent visibility, extensive customer facilities and a versatile trading layout suitable for a range of hospitality concepts. Offering a combination of food, drink and event income streams, the property provides an attractive opportunity for owner-operators, multiple operators and investors seeking a quality licensed asset with significant future potential.

INTERNAL DETAILS

Customer accommodation includes:

- Main bar area
- Restaurant dining space
- Family dining sections
- Approximately 150 covers internally
- Sports viewing areas
- Function room
- Commercial catering kitchen
- Customer WC facilities
- Ancillary storage and service areas

The current trading style successfully combines food-led trade, wet sales, live sports and community events

EXTERNAL DETAILS

The external trading areas comprise:

- Beer garden
- Picnic bench seating
- Approximately 150 covers outside
- 40 car parking places
- Roadside frontage
- Smoking shelter areas

These facilities provide strong seasonal trading opportunities while also enhancing the property's family appeal.

THE OPPORTUNITY

The Priory presents an excellent opportunity to acquire a substantial public house asset in a highly visible roadside location.

Future operators may look to further develop food sales, sports-led trade, functions, private events and community engagement. The property's extensive site, generous parking provision and prominent position make it particularly well suited to both traditional pub operations and alternative hospitality concepts.

For investors and operators alike, the combination of a large catchment population, strong roadside positioning and established reputation offers significant scope to unlock additional value and trading performance.

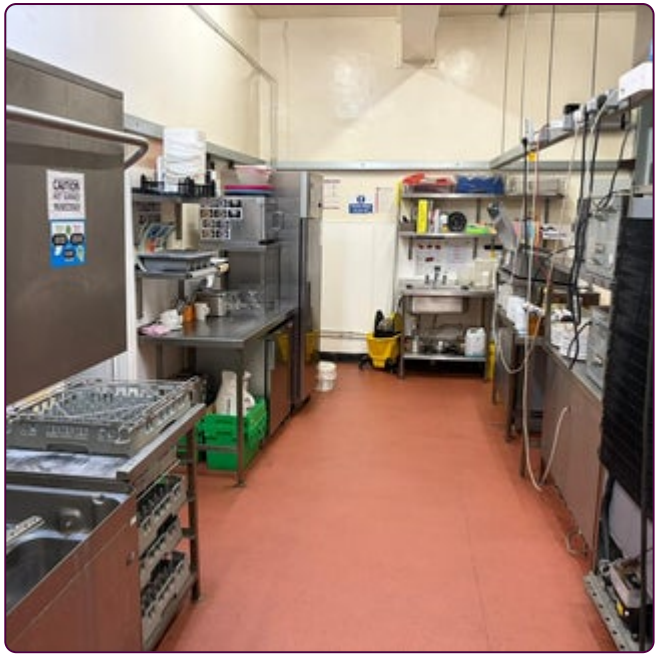
















TRADING HOURS

Monday to Thursday
12:00pm - 11:00pm

Friday & Saturday
12:00pm - 12:00am

Sunday
12:00pm - 10:30pm

TENURE

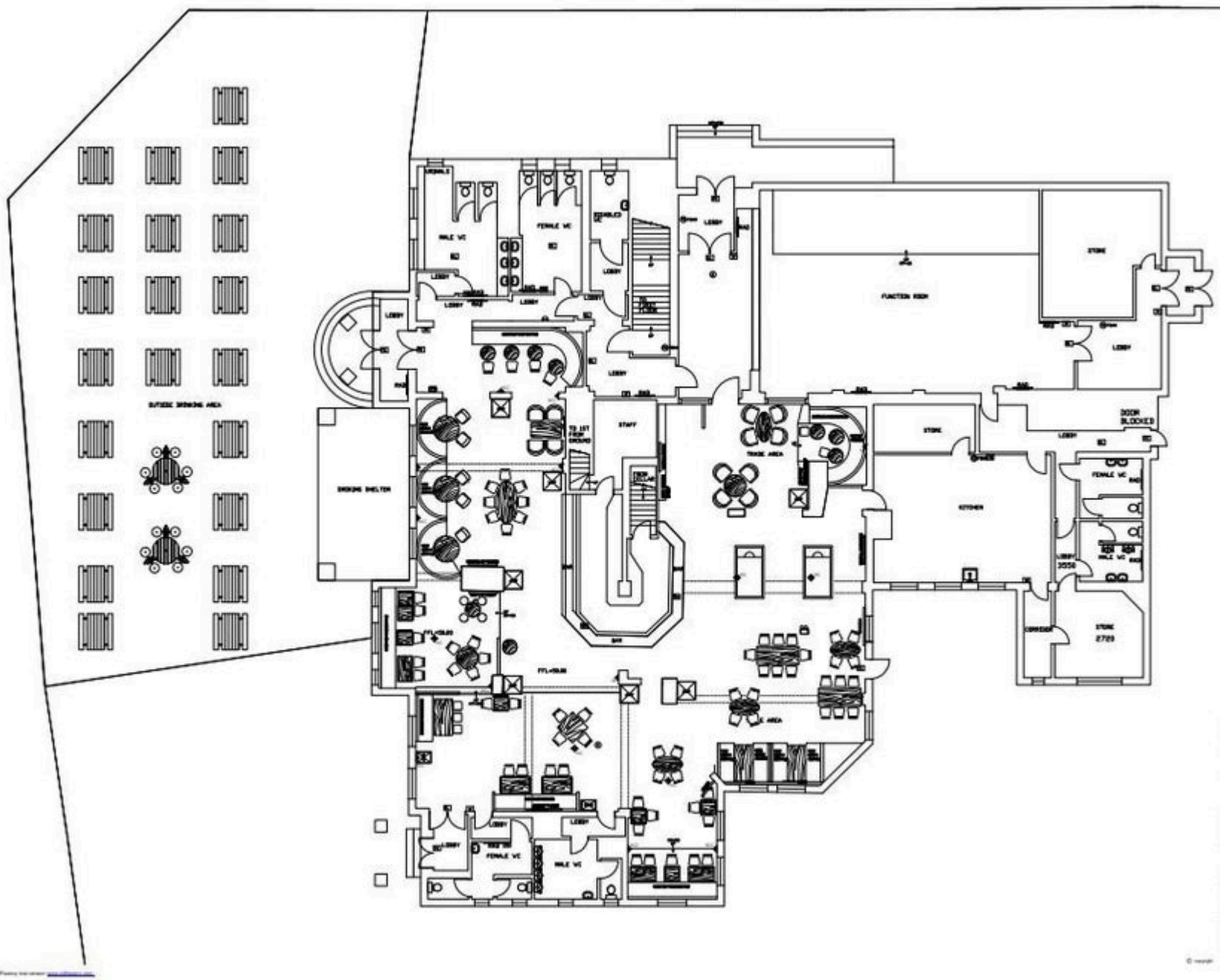
Freehold

BUSINESS RATES

The Rateable Value is £46,500 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence


FUNCTION ROOM
STORE
KITCHEN
STAFF
BAR
LOBBY
FEMALE WC
MALE WC
DOOR BLOCKED
SMOKING SHELTER
OUTSIDE SMOKING AREA

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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

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



ALEX REX

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