



YARBOROUGH ARMS

Killingholme Road, Ulceby, DN39 6TZ

FREEHOLD: £525,000 | REF: 5455559

KEY HIGHLIGHTS

- Turnkey Free-of-tie Gastro Pub
- Three en-suite letting bedrooms
- Predominantly staff operated
- Approximately 80 Internal Covers
- Site Area: 0.412 Acres
- Energy rating D

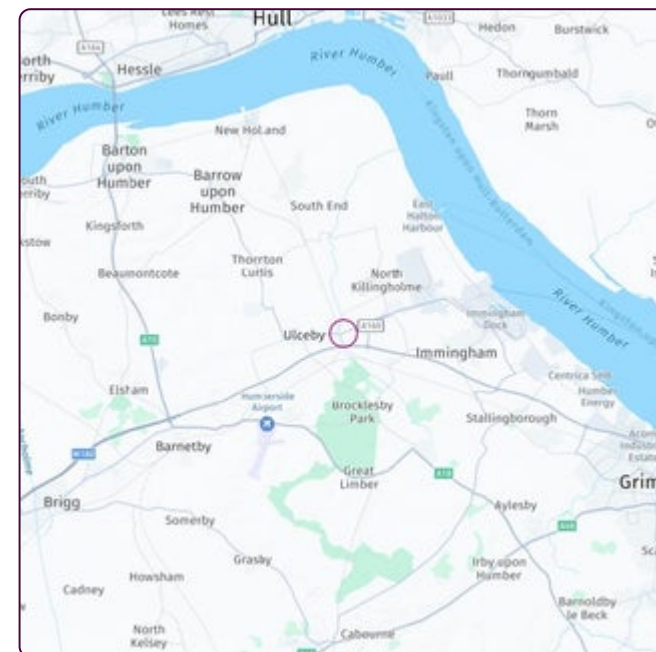


LOCATION

The Yarborough Arms is well positioned in Ulceby, Lincolnshire. The property benefits from proximity to major roads including the A1077, A180 and M180, connecting easily to Grimsby, Immingham, Scunthorpe and the wider Humber region. Ulceby railway station is around 65 metres away, providing regular services with onward connections nationally.

Nearby industrial hubs like Immingham Port and the Killingholme area support a mix of freight services, engineering firms, and agri-food businesses, with many workers commuting through or residing in Ulceby. Additionally, housing developments in Ulceby and neighbouring villages Brigg and Broughton are attracting new residents, increasing local footfall.

Local points of interest include Thornton Abbey, Waters' Edge Country Park and the Humber Bridge. The Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, is also within reach, adding to the appeal of the location for both visitors and residents.



DESCRIPTION

The Yarborough Arms is a well-established and turnkey public house, benefitting from strong local support. The property includes three en-suite letting bedrooms and a separate two-bedroom flat, offering flexible accommodation options. The venue provides seating for approximately 80 covers and is equipped to support both wet-led and food-led trade, making it suitable for a range of operational styles.



INTERNAL DETAILS

The property features three distinct trade areas, each offering flexible space for dining and drinking, all served by a central bar servery. There is a commercial kitchen supporting food service operations, and a dedicated games room with a pool table.

REGULATORY

Premises License.

THE OPPORTUNITY

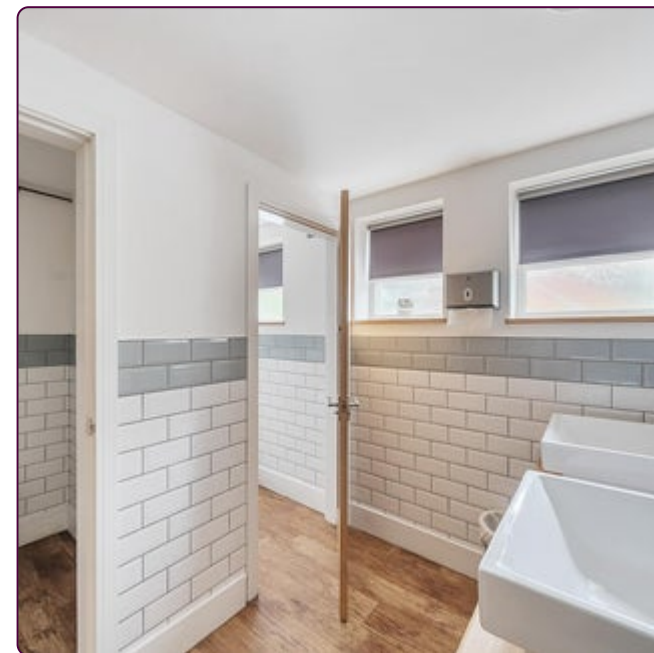
The Yarbrough Arms offers a great chance for an experienced operator to grow the existing trade or for someone new to step into the industry. With its strong local presence and potential to develop a well-established community pub.

TRADING INFORMATION

Annual Turnover March 2024 until February 2025:
£519,354.97

Annual Turnover March 2025 until February 2026:
£491,000

March turnover for 2026 up 3.5% on the previous year.



LETTING ACCOMMODATION

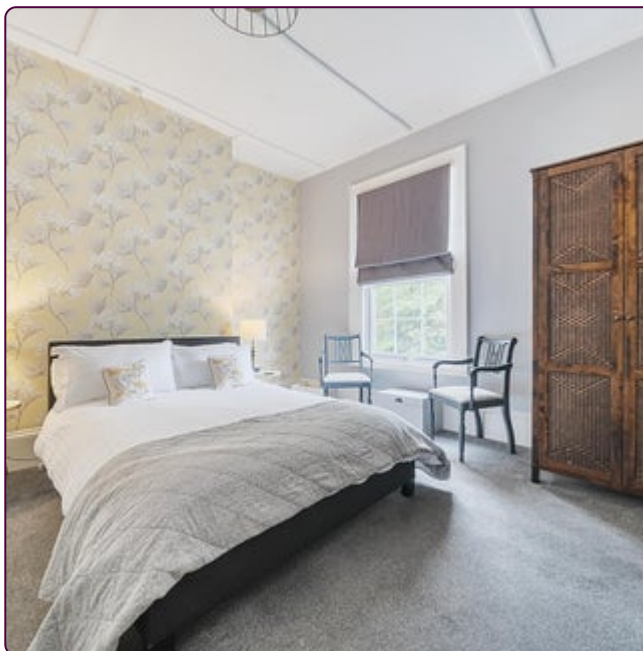
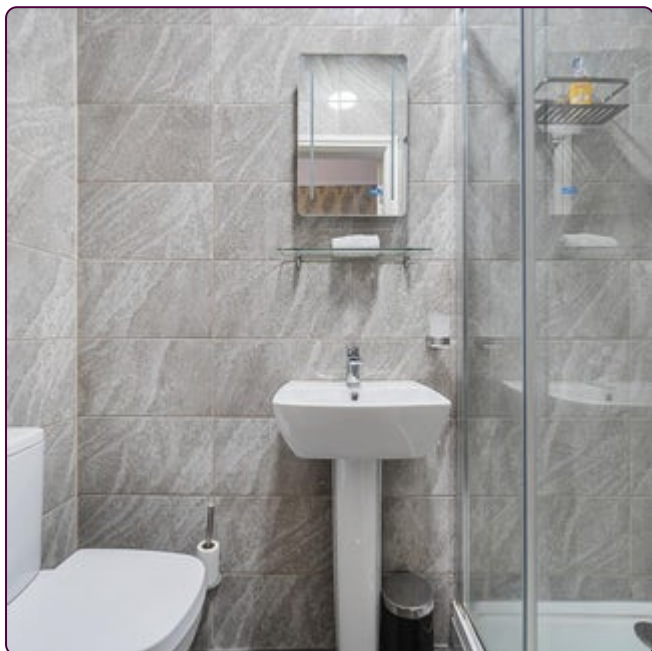
There are three large newly renovated ensuite letting rooms on the first floor.

OWNER'S ACCOMMODATION

A large two-bedroom owner's accommodation situated on the first floor inclusive of a separate kitchen and lounge area.

FIXTURES & FITTINGS

We are advised that all fixtures and fittings are free from hire purchase or lease agreements and are included in the sale, with the exception of items that are personal to our clients.



TRADING HOURS

Monday, Wednesday:
11:30am – 9:30pm

Thursday:
11:30am – 10:00pm

Friday, Saturday:
11:30am – 10:30pm

Sunday:
11:30am – 9:30pm

Tuesday:
4:00pm – 9:00pm

EXTERNAL DETAILS

To the rear of the property, there are approximately 20 outdoor covers offering direct access to the indoor bar. The venue benefits from a sizeable car park with capacity for around 40 vehicles.

STAFF

A detailed staff list can be requested by interested parties.

BUSINESS RATES

The Rateable Value is £28,000 with effect from 1 April 2026. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.



Yarborough Arms, Killingholme Road, Ulceby, DN39

Approximate Area = 4426 sq ft / 411.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Christie Owen & Davies Plc. REF: 1336535





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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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:



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