



YARBOROUGH ARMS

Killingholme Road, Ulceby, DN39 6TZ

FREEHOLD: £525,000 | REF: 5455559

KEY HIGHLIGHTS

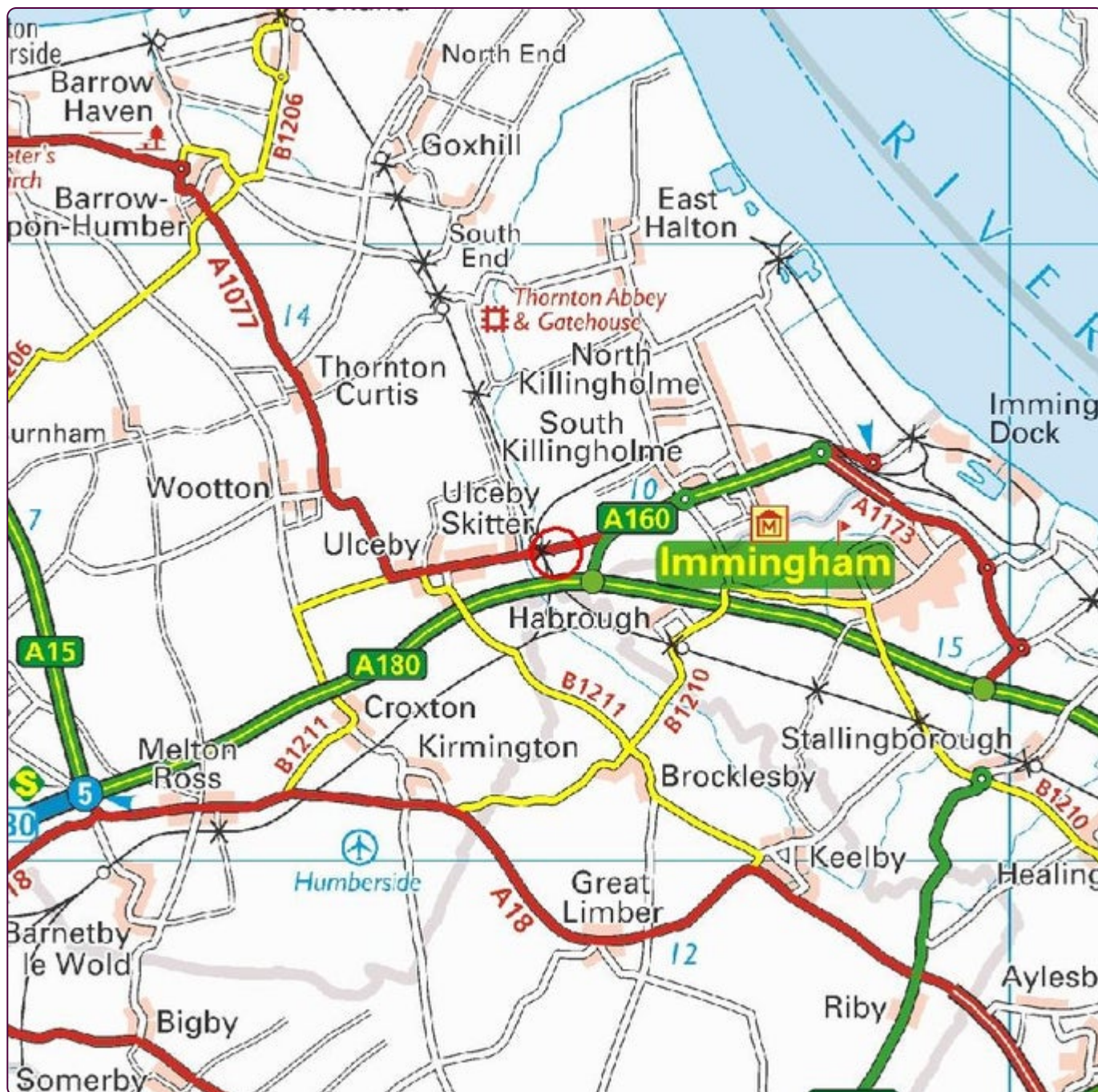
- Turnkey Free-of-tie Gastro Pub
- Three En-suite Letting Bedrooms
- Predominantly Staff-Operated
- Approximately 80 Internal Covers
- Site Area: 0.412 Acres
- EPC Rating D

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.



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.

STAFF

A detailed staff list can be requested by interested parties.

REGULATORY

Premises License

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

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

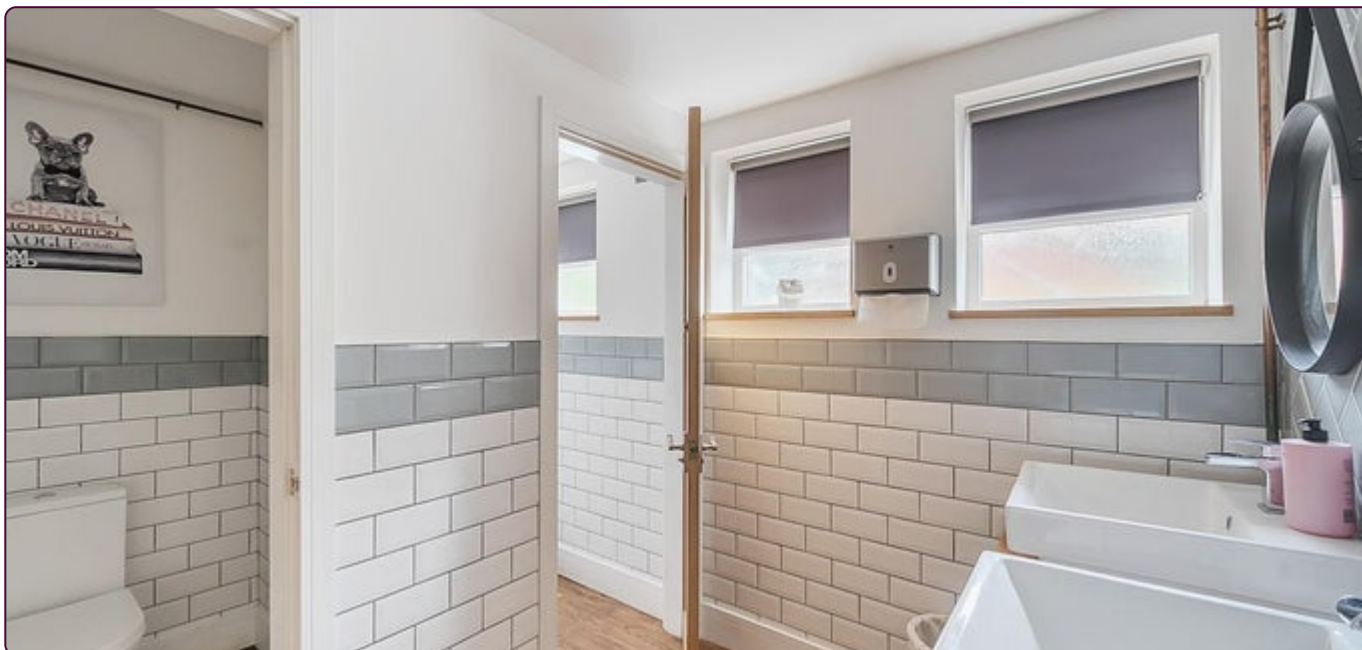


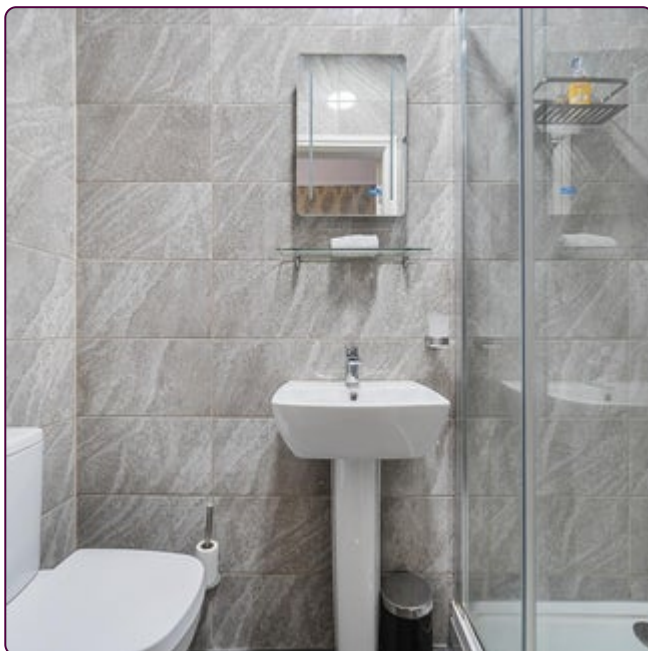
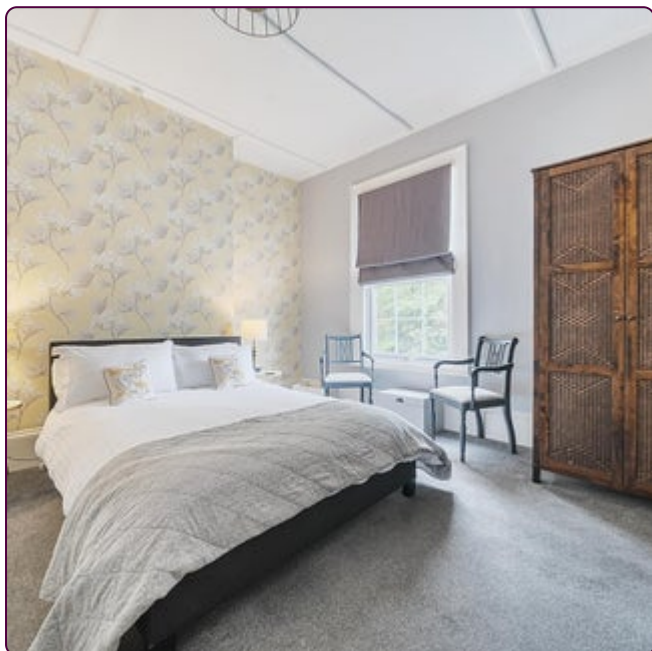
LETTING ACCOMMODATION

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.





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.

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

TRADING INFORMATION

Annual Turnover March 2024 until February 2025:

£519,354.97

BUSINESS RATES

The Rateable Value is £20,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.



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



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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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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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