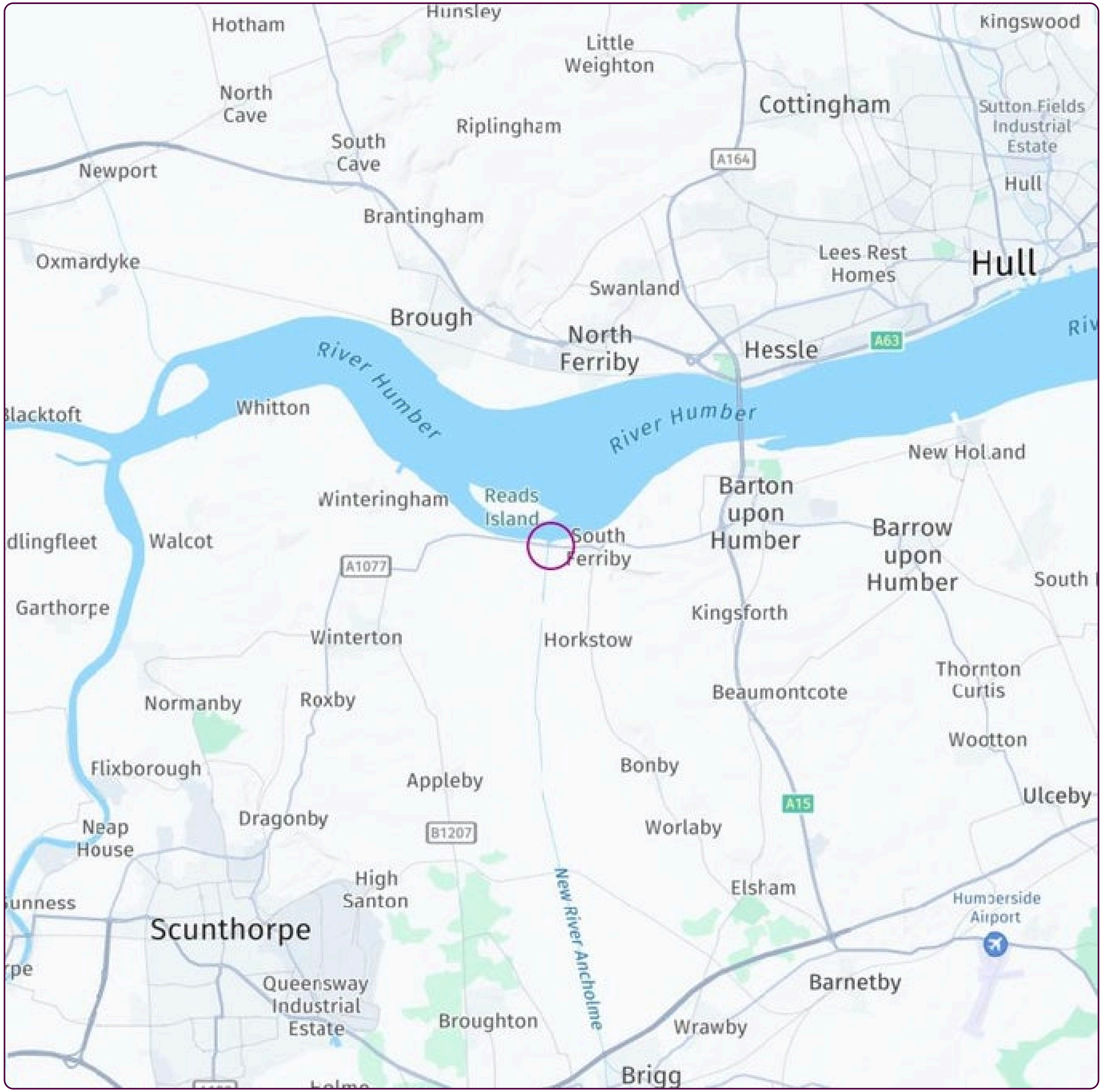
THE HOPE & ANCHOR

Sluice Road South Ferriby, Barton-On-Humber, DN18 6JQ

FREEHOLD: £995,000 | REF: 5455563

KEY HIGHLIGHTS

- Premium 120 cover, 19th Century Inn
- Five modern, en suite letting rooms
- Turnover in excess of £1,000,000 per annum
- Fantastic external dining and drinks terrace
- Car parking front & rear, 45 spaces
- EPC C



LOCATION

The Hope & Anchor is located in South Ferriby, a village within North Lincolnshire.

With fantastic elevated views of the Humber, the business sits just off Sluice Road with easy access to Barton Upon Humber, the Humber Bridge to Hull and other surrounding neighbouring villages.

DESCRIPTION

A substantial premium pub restaurant with five quality letting rooms. Including an outside dining terrace with fantastic Humber views and a customer car park to the front and rear, the business has become a very successful local destination venue, known for its traditional yet unique approach to food.

INTERNAL DETAILS

Upon entrance, the pub comprises an open plan dining and drinking space, with central bar server, customer toilets and fully fitted commercial kitchen through the rear. The trading space opens up again to the back with further dining space, views of the Humber leading to the elevated external drinks and dining terrace. A total dining space of 120 covers plus a bar.

FIXTURES & FITTINGS

Fixtures and Fittings are all owned by the current operator and are included in the purchase of the business and the building with apportionment to be discussed.

THE OPPORTUNITY

The sale of The Hope & Anchor provides an excellent opportunity for an operator or regional/national pub company to purchase this award winning, high trading pub restaurant with rooms on the Humber river.

The pub is available vacant position with the TUPE.

LETTING ACCOMMODATION

The letting accommodation comprise five en suite rooms in a modern, characterful style. Each boasts a double or king size bed complete with luxurious faux fur throw, Nespresso coffee machines, large flat screen TV, modern shower rooms, digital clocks with iPod docking station and Duck Island toiletries. Three of the rooms have fantastic river views.

EXTERNAL DETAILS

To the side and rear of the property, there is a generous drinks and dining terrace with superb river views. There is comfortably 75 covers outside and could hold 100 customers for function / events.

STAFF

TUPE will Apply. Currently majority staff run.

TRADING INFORMATION

Y/E July 2024 – Turnover - £1,039,271
Y/E July 2023 – Turnover - £1,025,765

TRADING HOURS

Restaurant
Monday - CLOSED
Tuesday - 12pm - 2.30pm & 5pm - 8.30pm
Wednesday - 12pm - 2.30pm & 5pm - 8.30pm
Thursday - 12pm -2.30pm & 5pm - 8.30pm
Friday - 12pm - 8.30pm
Saturday - 12pm - 8.30pm
Sunday - 12pm - 5pm

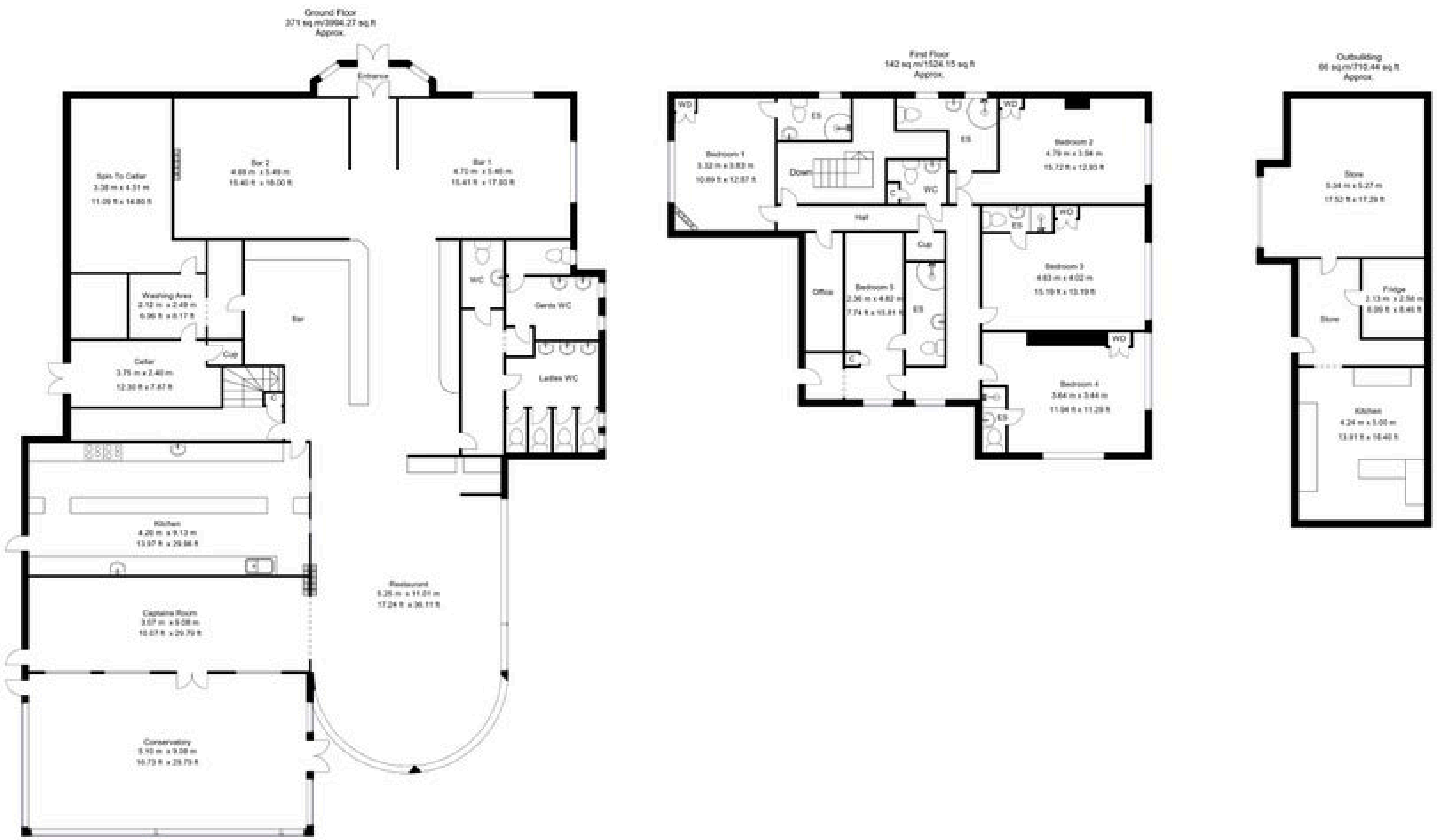
Bar
Monday - CLOSED
Tuesday - 12pm - 11pm
Wednesday - 12pm - 11pm
Thursday - 12pm - 11pm
Friday - 12pm - 11pm
Saturday - 12pm - 11pm
Sunday - 12pm - 11pm

TENURE

Freehold

BUSINESS RATES

Confirmation of business rates payable should be obtained from the Local Authority.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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