



Country Park Inn

*Cliff Road Hessle
Hull
HU13 0HB*

Freehold: £1,300,000

Ref: 5455551

LOCATION

The Country Park Inn is nestled on the banks of the River Humber, occupying a superb position. The property is located in the shadow of the world-famous Humber Bridge and offers fantastic views of the estuary.

The Country Park Inn is adjacent to Humber Bridge Country Park, a hugely popular tourist spot for visitors to the area, as well as the local community. The park is a nature reserve and is a haven for wildlife. It is a 21-hectare site with over 20 species of butterfly and other great attractions for the hundreds of thousands of visitors each year.

The Country Park Inn's location, next to the Humber Bridge Country Park, ensures a busy all year-round footfall. Hesse Whiting Mill is also an attraction for visitors and is located on Hesse Foreshore next to our client's business. Hesse is a highly regarded town in East Yorkshire with property prices significantly higher than the surrounding areas, it is located approximately five miles West of Kingston upon Hull city centre, in 2017 Hull was the UK City of Culture.



KEY HIGHLIGHTS

- Multi stream investment sale
- Total income circa £120,000 per annum
- Well established trading unit
- Good sized freehold site
- Superb riverside position
- Energy Rating B





DESCRIPTION

The Country Park Inn is situated on a site measuring approximately 2.2 acres. The main building is a brick built detached building which houses the public trading areas. Country Park Inn has extensive car parking. There is a three bedroomed lodge building also on the site of the hotel, the bedroom numbers of the lodge could be increased by re-configuring the accommodation.

INTERNAL DETAILS

The main entrance leads into a very attractive reception with a well thought out waiting area for customers. A door leads through to the main reception area which takes patrons through to the main casual dining public areas.

The main restaurant, bar and dining areas offer open plan seating for circa 120 customers, there is a range of fixtures and fittings with an extensive feature bar servery. The public areas have the benefit of superb views over the estuary to enjoy whilst eating and drinking.

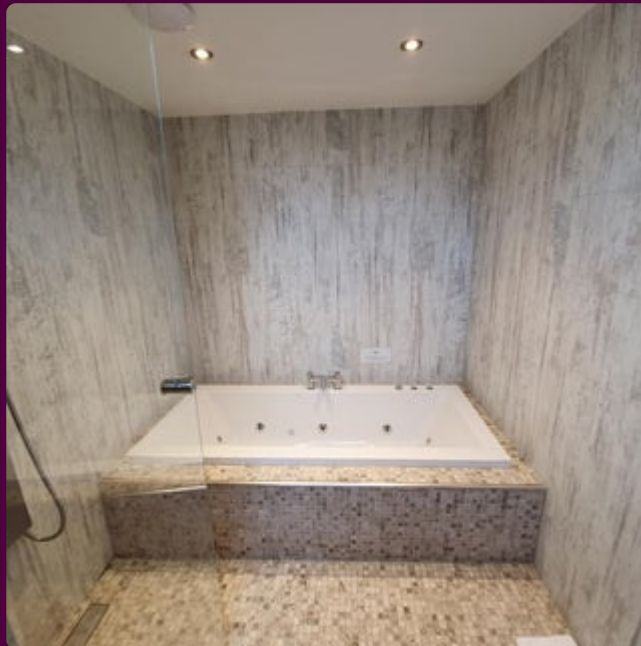
Event Space

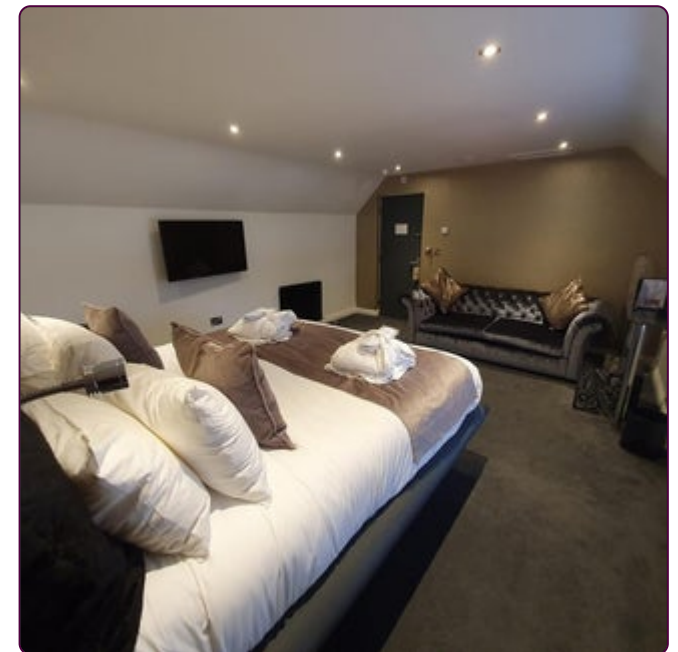
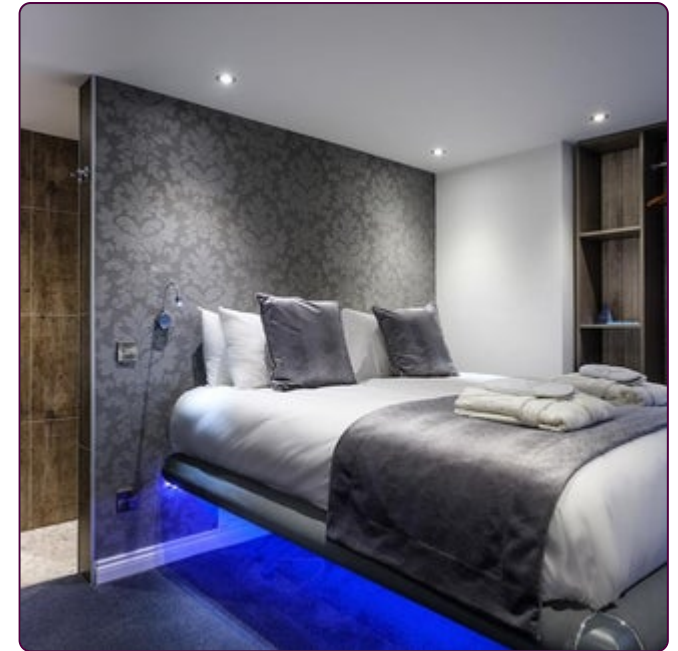
The Country Park Inn has an excellent, spacious area for hosting events. This event space is located completely separately to the casual dining areas in the building allow excellent flexibility to run two businesses at the same time. The function rooms have a capacity of circa 300 in total with an extensive bar area.

LETTING ACCOMMODATION

Included exclusively with the freehold option is a superb lodge building, fully renovated by our clients to provide high-quality letting accommodation. Thoughtfully designed for guests and travellers, this space offers a strong potential revenue stream with three en-suite letting bedrooms, featuring floating beds, luxurious bathrooms, and premium fixtures and fittings. The property also includes a well-appointed kitchen diner and a comfortable living area.

Additionally, there is potential to convert the accommodation into six self-contained hotel rooms, further enhancing income opportunities.





EXTERNAL DETAILS

The Country Park Inn enjoys a prime location overlooking the Humber Estuary, making its outdoor dining areas highly popular with customers. The patio and beer garden provide alfresco drinking and dining space for approximately 80 guests.

The site also benefits from extensive car parking, which is frequently used by thousands of visitors due to the nearby attractions. Currently, our clients operate a pay-and-display system, with patrons of the Country Park Inn receiving a refund on parking charges. There is the option to discontinue the refund scheme, allowing the car park to operate as an independent revenue stream and further enhance profitability.



INVESTMENT INCOME

The Country Park Inn is available as an investment opportunity with tenants in situ. The package includes the main hospitality building, the lodge, and the car park, which offers potential for additional income.

The main Country Park Inn building is leased at a rental of £75,000 + VAT per annum, with rent reviews every five years. There are currently six and a half years remaining on the lease, and a copy of the agreement can be provided. The tenants are experienced hospitality operators with multiple sites across the region.

The lodge building currently generates a gross income of circa £40,000 per annum from the accommodation business. The lodge has the potential however to generate a higher gross income than this.

We are advised the income generated from the car park to our clients is around £10,000 per annum.

In total, the proposed investment generates circa £125,000 per annum in rental income, representing an excellent yield on the £1,400,000 investment. The yield could be further improved by generating further income from the lodge (of which there is scope to do) and taking over collection of the car park income directly rather than via a third party.



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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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