

THAI SEASON RESTAURANT & HOTEL

Hull Road Wilberfoss, York, YO41 5PF

FREEHOLD: £1,500,000 | REF: 5469169

KEY HIGHLIGHTS

- Landmark A1079 roadside position
- 10-bedroom boutique hotel
- Destination dining venue
- Plot just shy of 1 acre
- Traffic Count between 11k & 20k per day
- EPC Rating C

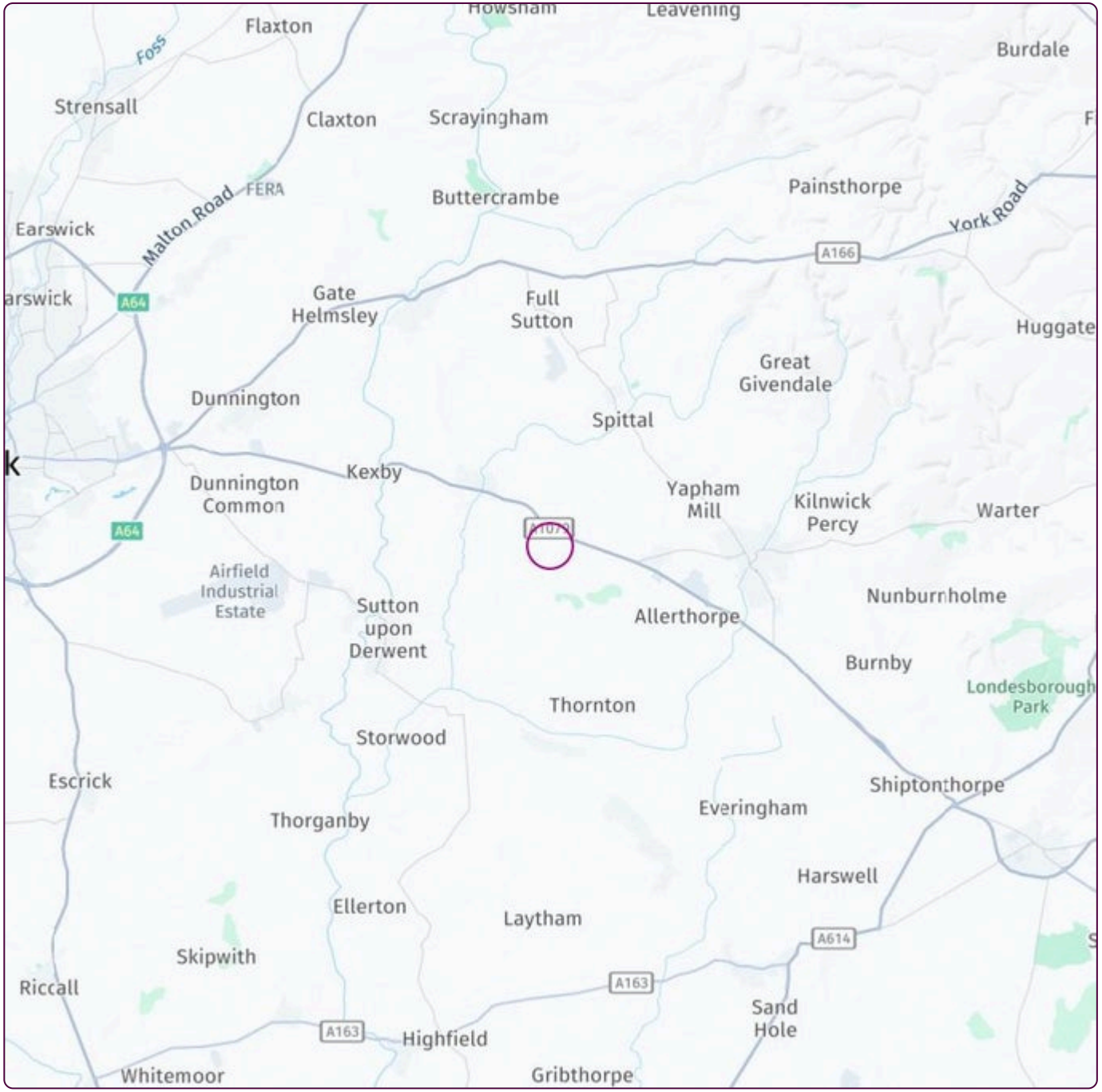
LOCATION

The property occupies a highly visible position fronting the A1079 York to Hull Road, one of the principal arterial routes linking York, Pocklington, Market Weighton, Beverley and Hull.

The roadside location benefits from substantial passing vehicle movements throughout the day whilst also being conveniently positioned approximately 8 miles east of York and 5 miles west of Pocklington.

Traffic counts indicate in excess of 20,000 cars go to and from York on the A1079, with an estimated 11,000 passing on the last week of traffic counting.

The surrounding area comprises a mixture of affluent village housing, rural catchments, tourism attractions and commercial traffic, providing the business with a broad customer base extending well beyond the immediate locality.











DESCRIPTION

A detached hospitality property arranged to provide a destination restaurant, bar and boutique hotel operation.

The premises have been extensively refurbished and fitted out to a high standard, with themed décor inspired by the regions of Thailand creating a unique trading environment.

INTERNAL DETAILS

Customer accommodation includes:

- Reception area
- Main Thai restaurant
- Four themed dining rooms
- Feature bar area
- Commercial catering kitchen
- Customer WC facilities
- Ancillary storage and staff facilities

LETTING ACCOMMODATION

The property incorporates a boutique hotel providing:

- 10 individually themed en-suite letting bedrooms
- Reception facilities
- Guest parking
- Ancillary service accommodation

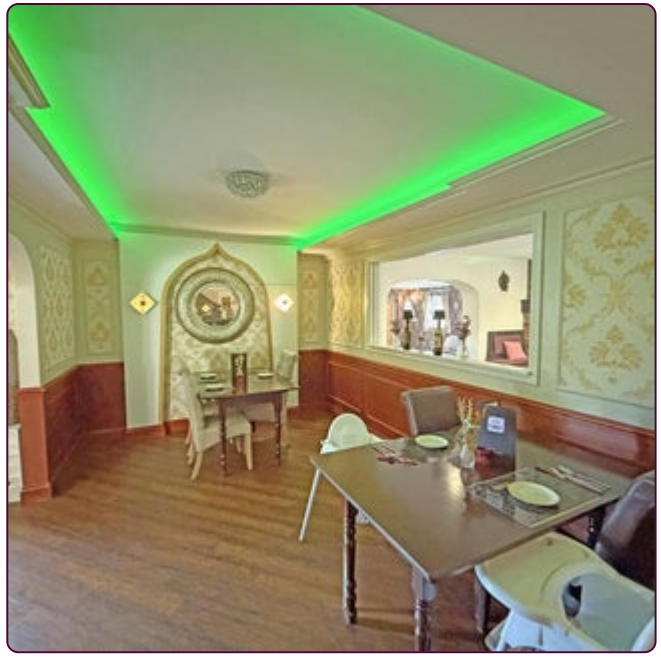
Each bedroom has been designed to represent different regions of Thailand, creating a distinctive guest experience and enhancing the property's appeal to overnight visitors.

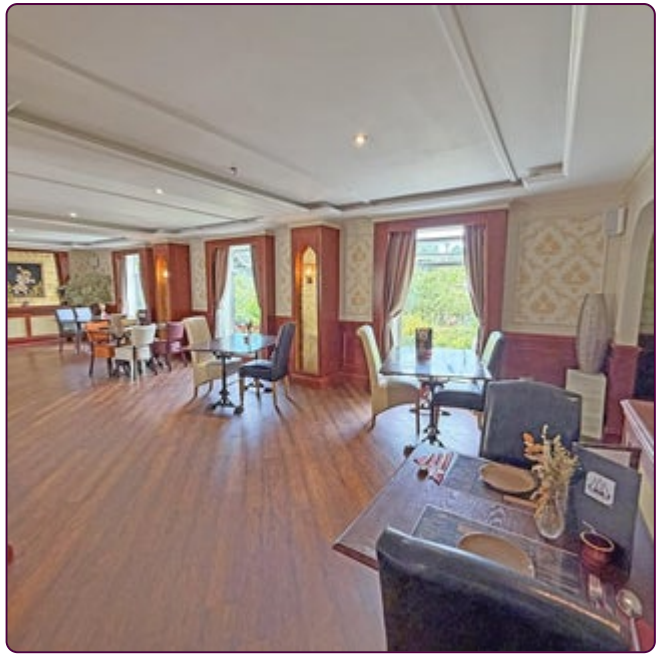
EXTERNAL DETAILS

The property occupies a substantial standalone roadside plot with extensive frontage to the A1079, providing excellent prominence, visibility and accessibility.

Site Area: Approximately 0.75 to 1.0 acre (to be confirmed by legal title documentation and purchaser survey).

The site provides customer parking, servicing and landscaped external areas which complement the overall hospitality offer.

















THE OPPORTUNITY

Rarely do hospitality opportunities of this nature come to the market. The combination of a substantial freehold site, prominent main road position, established restaurant business and hotel accommodation provides a platform for significant future growth.

Opportunities exist to further develop the accommodation offering, increase corporate and tourism trade, expand event and private dining revenues, and capitalise on the property's strong roadside presence. The success of the wider Thai Season brand demonstrates the strength of the concept and provides an excellent foundation for future operators or investors.

TRADING INFORMATION

Y/E July 2025 Turnover - £770,041
Y/E July 2026 Turnover - c£780,000

TRADING HOURS

Monday - CLOSED
Tuesday - CLOSED
Wednesday - Sunday 5.30pm - 9:30pm

TENURE

Freehold

BUSINESS RATES

The Rateable Value is £21,500 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence













Ground Floor



1st Floor

© Copyright 2026 BakerLite www.bakerlite.com

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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

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

Associate Director - Pubs & Restaurants

T: +44 7540 061 864

E: alex.rex@christie.com

CHRISTIE & CO