



HEAD OF STEAM

10 King Street, Hull, HU1 2JJ

FREEHOLD: £475,000 | REF: 5455562

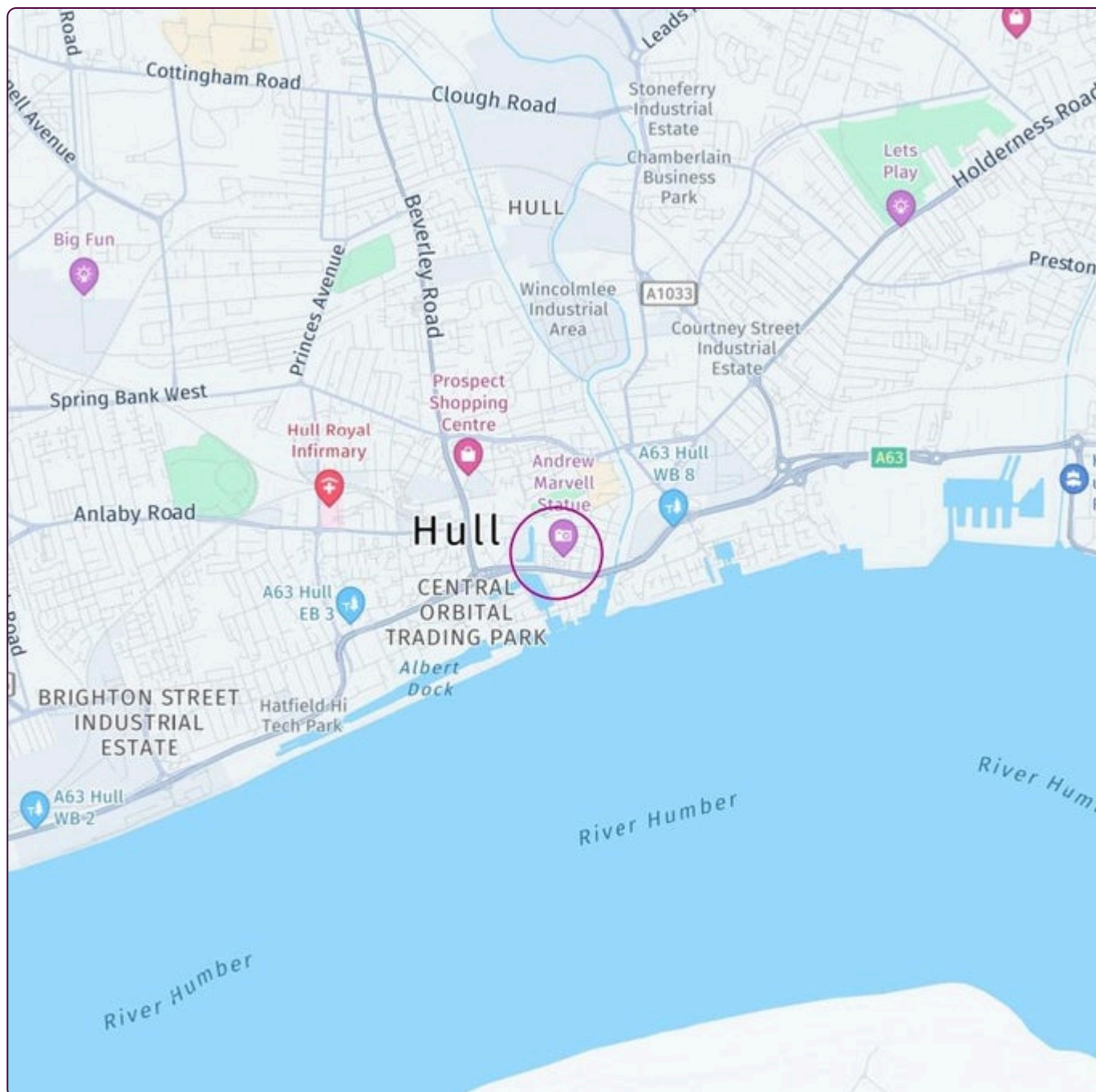
KEY HIGHLIGHTS

- Public house in prime city centre location
- High footfall and strong visibility
- Upper-floor with redevelopment potential STP
- Ready for immediate occupation and trade
- Site area: 0.049 acres
- Energy Rating C

LOCATION

The Head of Steam occupies a central position within Hull city centre, benefitting from excellent connectivity and strong footfall driven by its surrounding transport links and commercial activity. Hull is served by good road network, with the A63 providing the primary east–west route through the city and linking directly to the national motorway network via the M62, offering easy access to Leeds, Manchester and the wider region.

The property is fronting onto a pedestrianised square with Hull Minster as the focal point. The square is surrounded by a mix of commercial businesses, bars and restaurants that form a strong, high-quality leisure circuit. Offices located close by help generate consistent footfall throughout the day.





DESCRIPTION

The property is a mid-terraced three-storey building, of traditional brick construction beneath a pitched slate roof. The Head of Steam is across approximately 48 covers and benefits from a modern shop-front style glazing, providing strong visibility to the square.

INTERNAL DETAILS

The ground floor is the principal open-plan bar area, which occupies the full width of the frontage with a capacity for approximately 48 covers. The bar servery is positioned centrally offering good operational visibility across the trading floor.

The first floor is arranged to serve the operational needs of the business, offering a mix of ancillary and staff-related accommodation.

The second floor comprises largely unused ancillary accommodation. These areas offer great potential for refurbishment or future redevelopment, subject to appropriate consents, but at present remain in a neglected condition.

The third floor consists solely of an attic store room.

Ancillary areas include: kitchen, cellar, customer WCs on the GF and FF, with ample storage space throughout.

REGULATORY

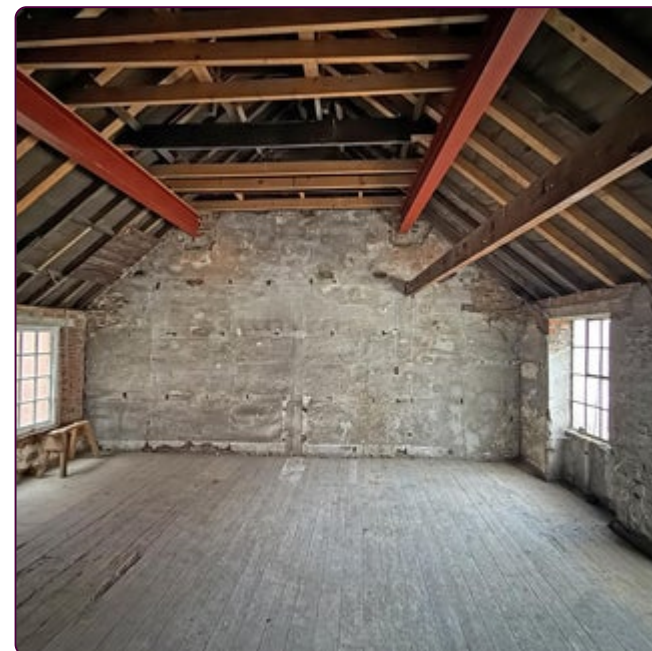
Premises Licence

THE OPPORTUNITY

The property presents a good opportunity for an incoming operator to acquire a public house benefiting from high levels of footfall and visibility within Hull city centre. The ground floor offers an immediately usable trading area, whilst the second and third floors provide clear scope for redevelopment, subject to the necessary planning consents.

BUSINESS RATES

The Rateable Value is £26,000 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority





DEBT & INSURANCE ADVISORY

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CONTACT

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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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