

ROYAL OAK, HULL

42 MAIN STREET, PAULL, HULL, HU12 8AL

**AGREEMENT TYPE:
FREEHOLD**

**YOUR INVESTMENT:
£225,000 PLUS VAT**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

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TRADING STYLE

LOCATION

The Royal Oak is situated in the East Riding of Yorkshire village of Paull. Paull lies 6 miles south-east of the city of Hull. The pub boasts a doorstep view of the Humber Estuary as it sits on its North bank. The village is a very popular destination with walkers and cyclists due to its picturesque and accessible paths along the Humber Estuary, Fort Paull Museum & Armoury and nearby 18th Century Paull Lighthouse.

PROPERTY

The Royal Oak is an traditional two-storey mid-terraced building, with single storey extensions to the rear. The ground floor accommodation is arranged around a focal point central bar servery and three good sized trading rooms. The accommodation briefly comprises an entrance hall leading from Main Street, the main front bar with servery, feature fireplace with electric fire, upholstered perimeter seating and access to Ladies W.C., Games Room with open fireplace, pool area with tiled floor and beamed ceiling and Rear Room with small timber bar servery, tiled floor, upholstered perimeter seating, feature fireplace with log burner, darts throw, double glazed door to rear garden and Gents W.C.s off.

The Royal Oak also benefits from a ground floor beer cellar, commercial kitchen and an unused basement beer cellar.

Externally the pub benefits from a two tiered beer garden to the rear with a charming view over the estuary, and brick built storage shed. Opposite the pub there is a small car park offering off street parking for customers.



Community
Local



3+ Private
Bedrooms



Kitchen



Car Park



Beer Garden