

ROYAL OAK, HULL

HULL, HU12 8AL

AGREEMENT TYPE:
SHORT TERM AGREEMENT

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Royal Oak is located in the village of Paull which 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.

Pub Layout

The Royal Oak is an traditional two-storey mid-terraced building. The ground floor offers a focal point central bar area and three good sized rooms, including a games room and lounge area with a mix of fixed and loose furniture. The well-equipped commercial kitchen is easily accessible from the bar area and is in good condition. Externally the pub benefits from a two tiered beer garden to the rear with a charming view over the estuary. Opposite the pub there is a small car park offering off street parking for customers.

TRADING STYLE

The Royal Oak currently trades as a traditional, drinks focused community pub, with the potential for a new licensee (s) to add additional revenue streams by developing the food offering. Engaging with the local community events would be beneficial to any potential licensee, as would supporting existing pub sports teams. The village provides an established regular trade, which can be built on during the warmer months by attracting visitors to the local attractions.

ACCOMMODATION

Private Accommodation

The private accommodation is on the first floor, is in good order and consists of four bedrooms, large lounge, kitchen, family bathroom and small office.

FINANCIAL

Annual Rent: £11,500 – Rent steps available
Stepped Rent Agreed:

- 2 months at £1 per week
- 2 months at £115 per week

Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

*** Based on the April 2023 provisional rating list, the Zero Rates Payable is based on the licensee only occupying one property for commercial purposes.**



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

BDM VISION

The ideal licensee (s) would have some experience of running a community pub and must be prepared to build on the strong existing ties with the local community. As the pub is located on the banks of the estuary potential licensee (s) should be prepared to develop the food offer, and ideally consider making this pub a pet friendly destination dining venue in order to appeal to the walkers who regularly visit the area. A strong business plan and sound marketing skills are important to ensure consistent year-round trade.

							
Food Preparation Area	3+ Private Bedrooms	Cask Ale	Live Music	Kitchen	Sports Teams	Car Park	Beer Garden
