



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Yarborough Arms Ulceby
Road Ulceby
Ulceby
DN39 6TZ

Offers in the Region Of
£559,995

Welcome to The Yarborough Arms, a popular village pub/bistro restaurant with a prominent frontage and situated approximately 16 minute drive from Grimsby and 7 minute drive from Immingham. Having recently undergone a £100,000 refurbishment, this 62 seating restaurant offers a cosy feel with exposed wooden beams and modern decor throughout and on average see's around 500 covers per week. The pub is stylishly presented too with a mixture of solid wood flooring/carpet and boasts a pool room to the rear. Outside there is parking for around 40 vehicles with smoking shelter and beer garden. Upstairs there are three double bedrooms, all benefitting from en-suites, which generate further income to the business. An additional two bedroom flat with kitchen, living room and bathroom is adjacent and again provides further potential income. Viewing is recommended in order to appreciate this great business opportunity and its position.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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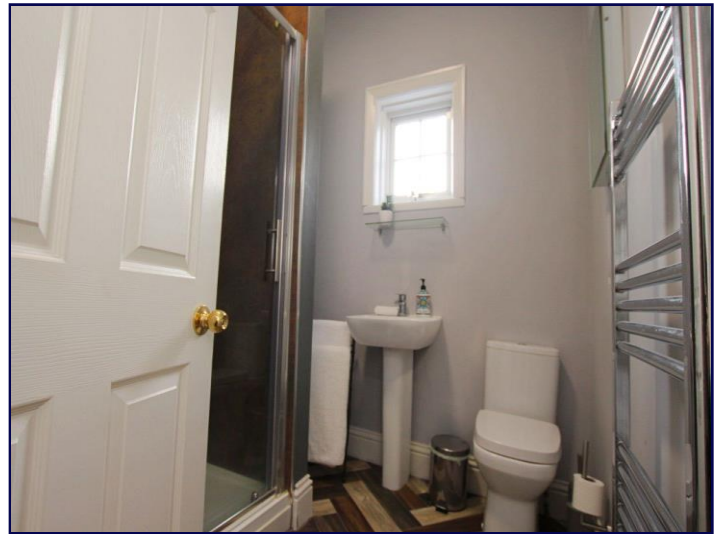
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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

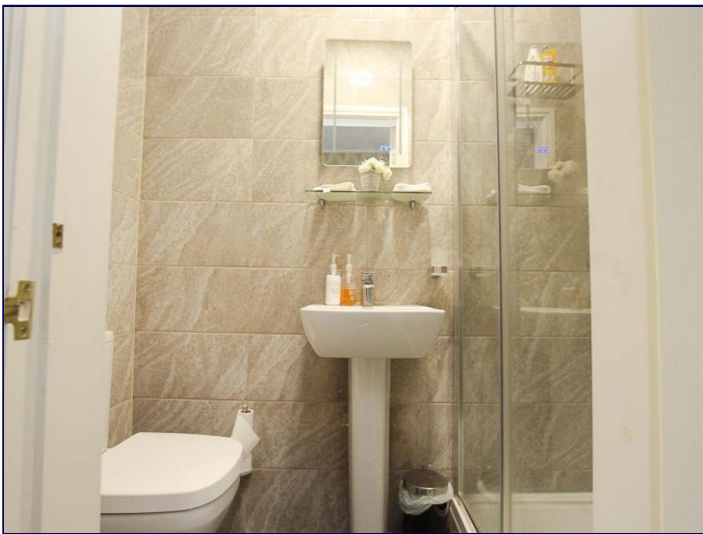
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



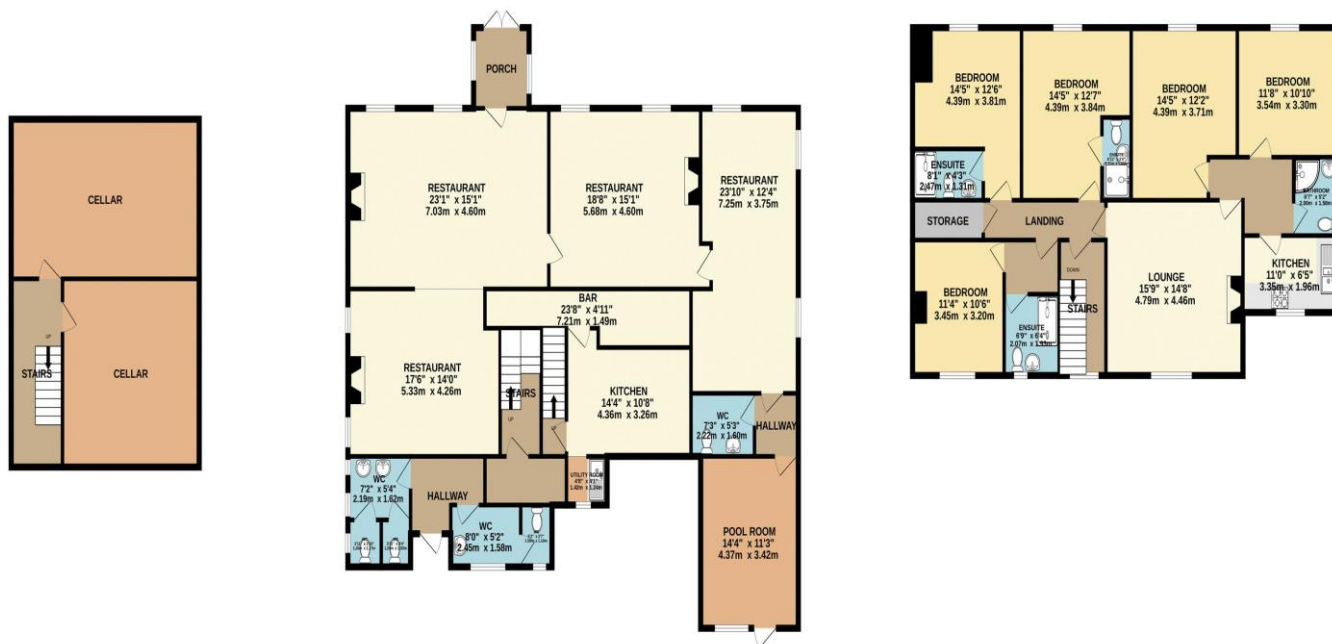




BASEMENT
627 sq.ft. (58.3 sq.m.) approx.

GROUND FLOOR
1910 sq.ft. (176.9 sq.m.) approx.

1ST FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA : 3888 sq.ft. (361.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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