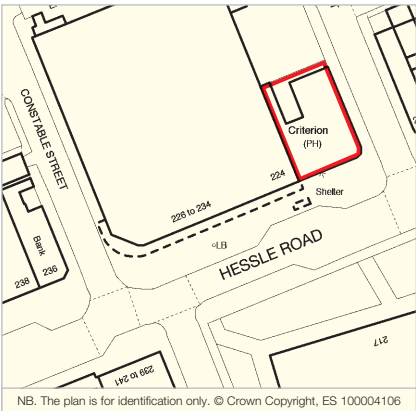


# Kingston Upon Hull Criterion Hotel, 222 Hessele Road, Humberside HU3 3DS

- **Freehold Grade II Listed Building**
- Presently used as a Public House
- Ground and Lower Ground Floor subject to a Licence
- First and Second Floors Vacant Possession on Completion
- Possible Potential for Development subject to obtaining all necessary consents
- Current Rent Reserved **£14,400 per annum with Vacant Possession of First and Second Floors**



**To View**  
The property will be open for viewing every Tuesday and Friday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**  
Messrs Middleton Solicitors (Ref: JB).  
Tel: 0151 236 5599.  
Email: jerry.bown@middletonsolicitors.co.uk

**PART INVESTMENT/VACANT – Freehold Building**



**Tenure**  
Freehold.

**Location**  
The property is situated on the corner of Hessele Road and Marmaduke Street opposite the Lloyds Pharmacy and the Elliott Chapell Health Centre, just to the west of Kingston Upon Hull city centre. Shopping facilities, the docks and waterfront are all accessible. There is a Rail station in the city centre. The A63, A1105, M62 Motorway and Humber Bridge are all accessible.

**Description**  
The property comprises a Grade II Listed Public House arranged over lower ground, ground and two upper floors beneath a pitched roof. Externally there is a yard area to the rear.

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out below.

**Planning**  
Local Planning Authority: Hull City Council  
Tel: 01482 300300.  
The property may afford development potential subject to obtaining all necessary consents.

Floor	Floor Area (GIA) Approximately	Accommodation	Terms of Tenancy	Current Rent £ p.m.
Lower Ground	–	Keeping Cellar	The property is subject to a licence from 1st October 2015 to 30th September 2016 (inclusive). Permitted use a Public House	£1,200
Ground	232.25 sq m (2,500 sq ft)	Two Lounge/Bar Areas, Kitchen, Ladies and Gents WCs, Store Room and Two Separate Stores		
First	211.72 sq m (2,279 sq ft)	Former Function Room, Four Further Rooms, Kitchen, Shower Room, Separate WC	Vacant	–
Second	198.53 sq m (2,137 sq ft)	Seven Rooms	Vacant	–
<b>Total</b>	<b>642.5 sq m (6,916 sq ft)</b>			

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.