

GUIDE PRICE  
**£200,000**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**26th May 2021**

BY ORDER OF  
**Receivers**



## Former Yates' Wine Lodge, 76 Paragon Street, Kingston upon Hull, HU1 3PW

Substantial freehold former public house offering alternative use potential (subject to consents)

**Bid1.**



## Property Summary

- Freehold former public house
- Prominent city centre position
- Approximately 703.88 sq m (7,577 sq ft)
- Alternative use potential (subject to consents)
- Vacant possession
- **On the instructions of the Receivers**

## Location

Kingston upon Hull is the regional centre of Humberside and lies about 37 miles south east of York and 62 miles east of Leeds. It can be accessed via the A63, which links to the M62 to the west and the A15, which links to the M180 motorway to the south via the Humber Bridge. Hull Paragon Interchange is within 200 metres of the property and provides rail, bus and coach services.

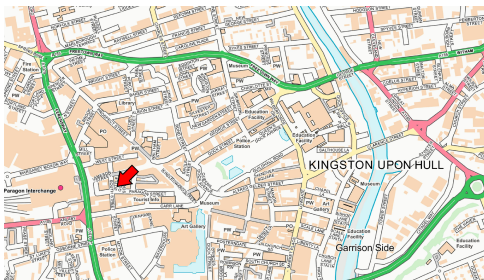
The property commands a prominent position in the city centre on the north side of Paragon Street with return frontages to Little Queen Street and Chapel Street. Nearby occupiers include Ladbrokes and Heron Foods.

## Description

A substantial and prominent period building totalling approximately 703.88 sq m (7,577 sq ft). The building formerly traded as a public house/wine bar and is currently arranged as a public house with ancillary accommodation on the ground floor with further ancillary accommodation on the first and second floor levels. The property may offer conversion potential for alternative uses, subject to obtaining the necessary consents. Prospective purchasers are advised to make their own enquiries of the Local Planning Authority.

## Tenure

Freehold



## VAT

Please refer to the legal pack

## EPC

Please refer to the legal pack

## Local Authority

Hull City Council  
01482 300300  
[www.hullcc.gov.uk/planning](http://www.hullcc.gov.uk/planning)

Floor	Accommodation	Tenancy	Rent PA
Ground First Second	Public house/ancillary 391.94 sq m (4,219 sq ft) Ancillary 176.96 sq m (1,905 sq ft) Ancillary 134.98 sq m (1,453 sq ft)	Vacant	0
TOTAL		703.88 sq m (7,577 sq ft)	

The auctioneers have not measured the property or inspected internally. The floor areas have been obtained from previous sales particulars

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## Contact BidX1

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