



The Game Bird

Freehold

Offers in the Region of **£375,000** Excluding VAT (if applicable)

The Game Bird, 183 Holme Church Lane, Beverley, East Riding of Yorkshire, HU17 0QL

AT A GLANCE

- Well Appointed Detached Pub
- Five Excellent Letting Rooms
- Two-Bed Domestic Accommodation
- GEA extends to 2,754ft sq
- Sought After Market Town
- Two Trading Areas
- Commercial Kitchen & Car Park
- Site Area 0.182 acres

Viewing And Further Information

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PROPERTY

The Game Bird is a two and single-storey detached property of brick and rendered elevations beneath pitched tiled and flat roofs. The internal accommodation briefly comprises an entrance hall leading to the main front bar, with approximately 30 covers and timber bar servery, feature fireplace with log burner, flagstone flooring and upholstered perimeter seating. The games room/area (previously utilised as a dining room / restaurant) can be separated into two distinct areas, the front section, with its own entrance onto Holme Church Lane, having a hatch servery, approximately 15 covers, darts throw and perimeter seating. The rear room benefits from a timber servery, space for pool table and a serving hatch to open-fronted commercial kitchen.

The commercial kitchen is of a good size with wash up area and dry store off. A rear hallway provides access to the Ladies, Gents and Disabled W.C.s. and has the guest bedrooms reception counter. The pub also benefits from a basement beer cellar.

Five very well equipped and attractive letting rooms are located over the first floor. The five spacious rooms all have en-suite facilities and are appointed and furnished to a very good standard. The domestic accommodation is located on the 2nd floor and briefly comprises a spacious kitchen-diner-living room and 2 bedrooms.

To the exterior, there is a small terrace to the front of the pub, a rear yard and a rear car park providing parking for approximately 12 vehicles.

PLANNING

The local authority is East Riding of Yorkshire District Council. Rateable Value - £20,000 (2023). We are advised that the property is neither Listed nor situated in a Conservation Area, Flood Zone or AONB.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The total site area is approximately 0.182 acres and the ground floor footprint (GEA) extends to 2,754ft². Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment



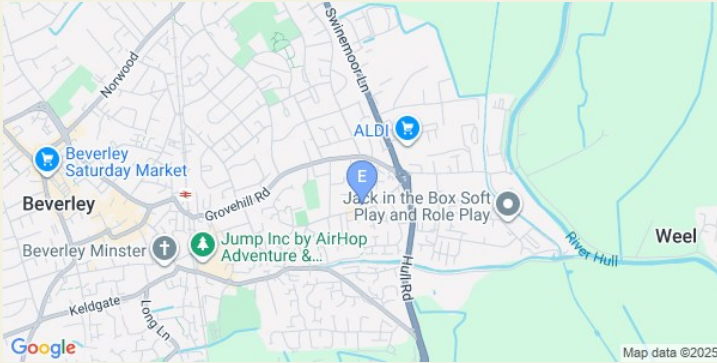
THE BUSINESS

The Game Bird operates as a community pub, with discos, DJs, karaoke, occasional live music and sports. The pub also enjoys trade from the letting rooms from visitors to the area. The vendor runs a leased and tenanted estate and as such has not occupied the property and does not have any knowledge of the day to day running of the business. The vendor does not have access to any accounts or historical trading information.

RATES & CHARGES

Rateable Value - £20,000 (2023).





LOCATION

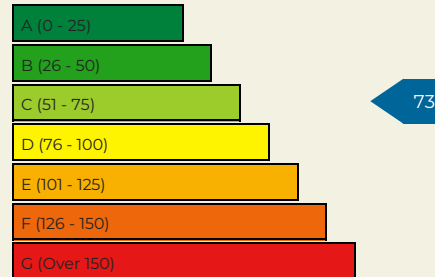
The Game Bird is located on Holme Church Lane, a residential area of Beverley. The pub is situated approximately 1 mile to the east of the town centre. Beverley is a market town and civil parish in the East Riding of Yorkshire, England, of which it is the county town.

The town is known for Beverley Minster, Beverley Westwood, North Bar (a 15th-century gate) and Beverley Racecourse. Beverley is a county town of the East Riding, located 8 miles north-west of Hull, 10 miles east of Market Weighton and 12 miles west of Hornsea.

The Game Bird is situated in a residential area with 9,937 people, residing in 4,858 dwellings, within a 1 kilometre radius of the pub. According to the 2021 United Kingdom census the total population of the urban area of Beverley was 30,927 – of whom 18,014 live within the historic parish boundaries. The town was listed in the 2018 Sunday Times report on Best Places to Live in northern England.



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