

IBIS HULL CITY CENTRE

OSBORNE STREET, FERENSWAY, HULL, HU1 2NL



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IBIS HULL CITY CENTRE

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KEY FEATURES

- 106 bedroom purpose built hotel.
- Open plan lobby, bar, breakfast and dining room.
- The hotel is let to Accor UK Economy Hotels, expiring 24 December 2028.
- The property currently generates a passing rent of £637,807 per annum, with rent reviews linked to RPI, offering scope for future income growth.
- Excellent accessibility via A63 and M62 motorway.
- Total site area - 0.416 acres.



Lincoln
(48.1 miles)



Wakefield
(57.4 miles)



Leeds
(63.1 miles)



Sheffield
(67.3 miles)



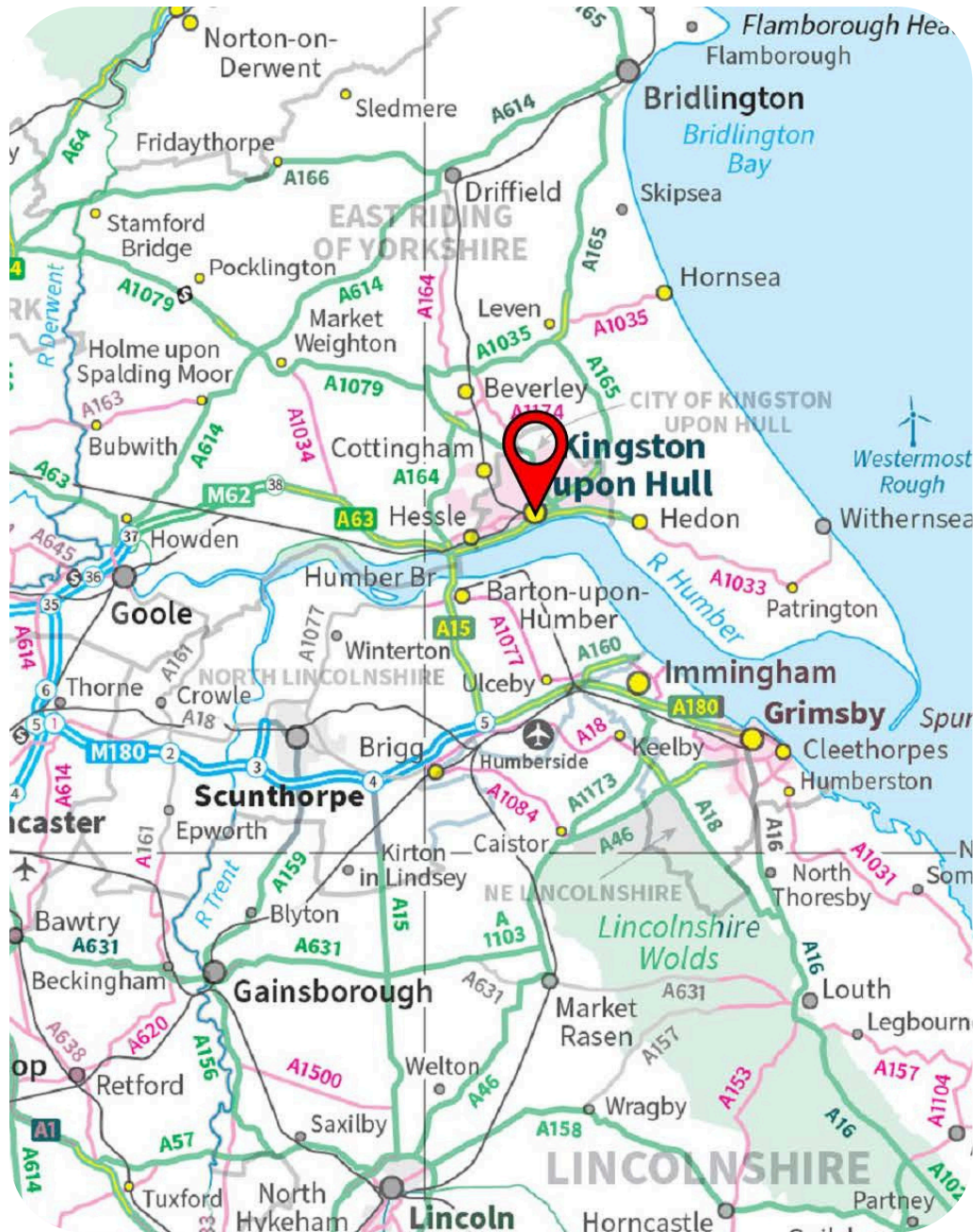
Bradford
(69.7 miles)

(Distances are approximate) **2**



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OSBORNE STREET, FERENSWAY, HULL, HU1 2NL



LOCATION

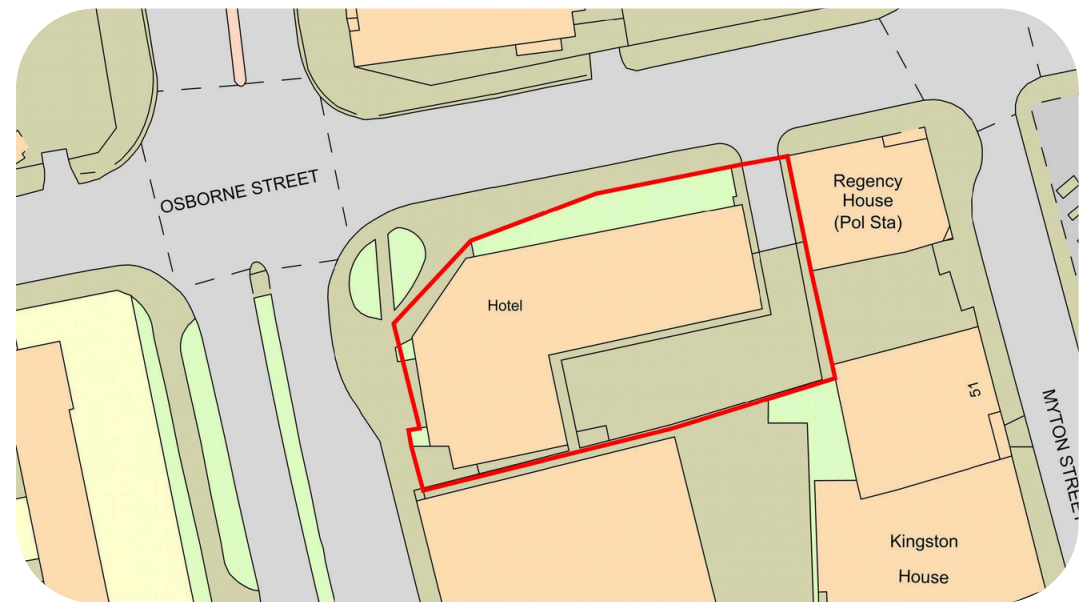
The hotel is located on the western edge of Hull city centre, offering a convenient position within this major east coast seaport and commercial hub. Kingston upon Hull serves as a strategic gateway to Europe and Scandinavia and is well connected to the wider region, situated approximately 61 miles (98 km) east of Leeds, 43 miles (69 km) southeast of York, 33 miles (53 km) northwest of Grimsby, and 30 miles (48 km) northeast of Scunthorpe.

The property benefits from excellent accessibility via the A63 trunk road, which provides a direct link to the city from the M62 motorway to the west.

Hull is served by direct mainline rail services, with a journey time of approximately 2 hours and 30 minutes to London King's Cross.

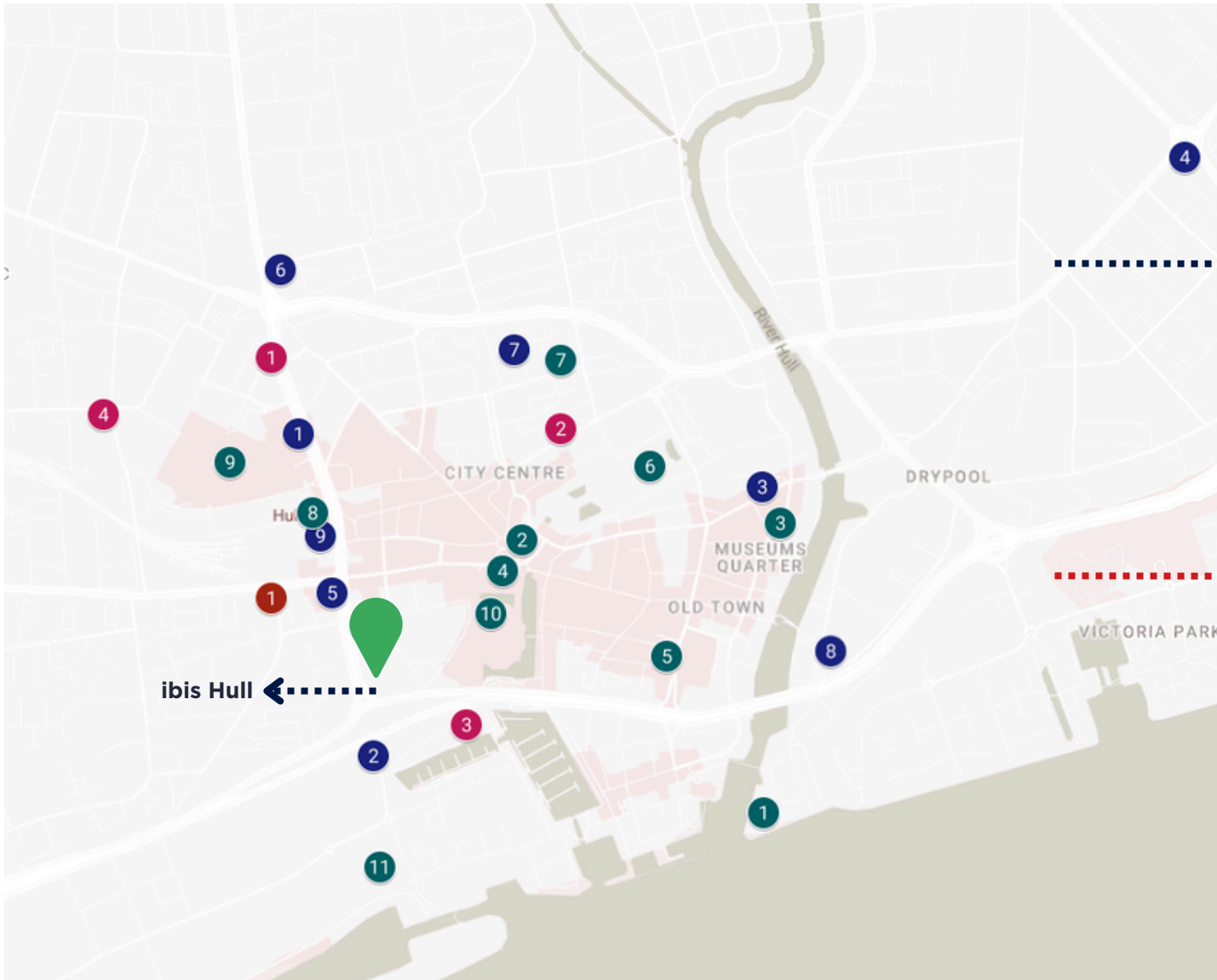
Humbly Grove Airport is located around 22 miles to the south, offering both domestic and international flights.

In addition, Hull is one of the UK's key ports and handles an estimated 13 million tonnes of cargo annually.



LOCATION

THE HULL HOTEL MARKET REMAINS STEADY, SUPPORTED BY CORPORATE, LEISURE AND EVENT-LED DEMAND.



4* Hotels	
1	Doubletree by Hilton
2	The Carmichael Hotel
3	Holiday Inn Hull Marina
4	Park Hotel and apartments

3* Hotels	
1	Holiday Inn Express
2	The Whittington and Cat
3	The White Hart Pub
4	Cornmil Hotel
5	Gilson Hotel
6	Campanile Hotel
7	Kingston Theatre Hotel
8	Premier Inn
9	The Royal Hotel

2* Hotels	
1	Heart of Hull Hotel

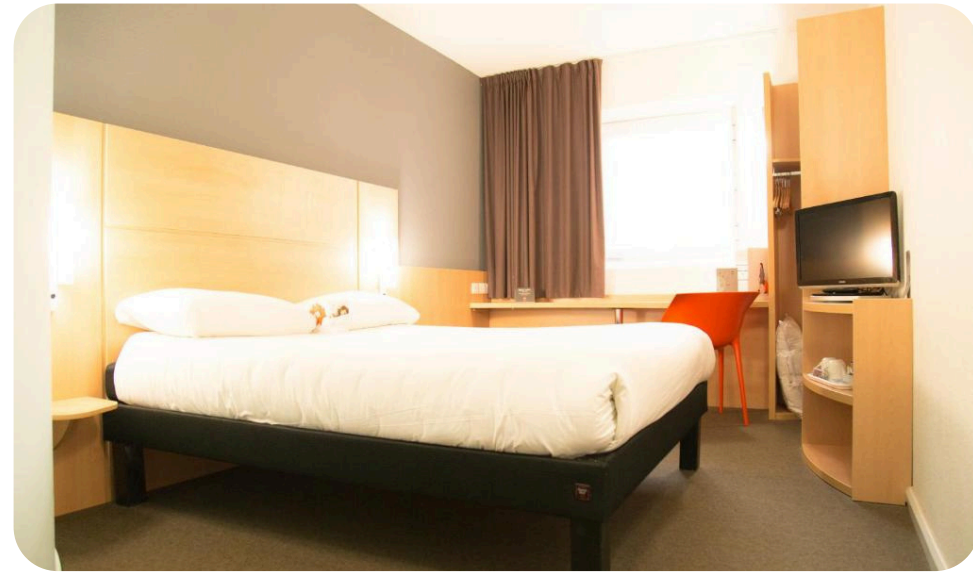
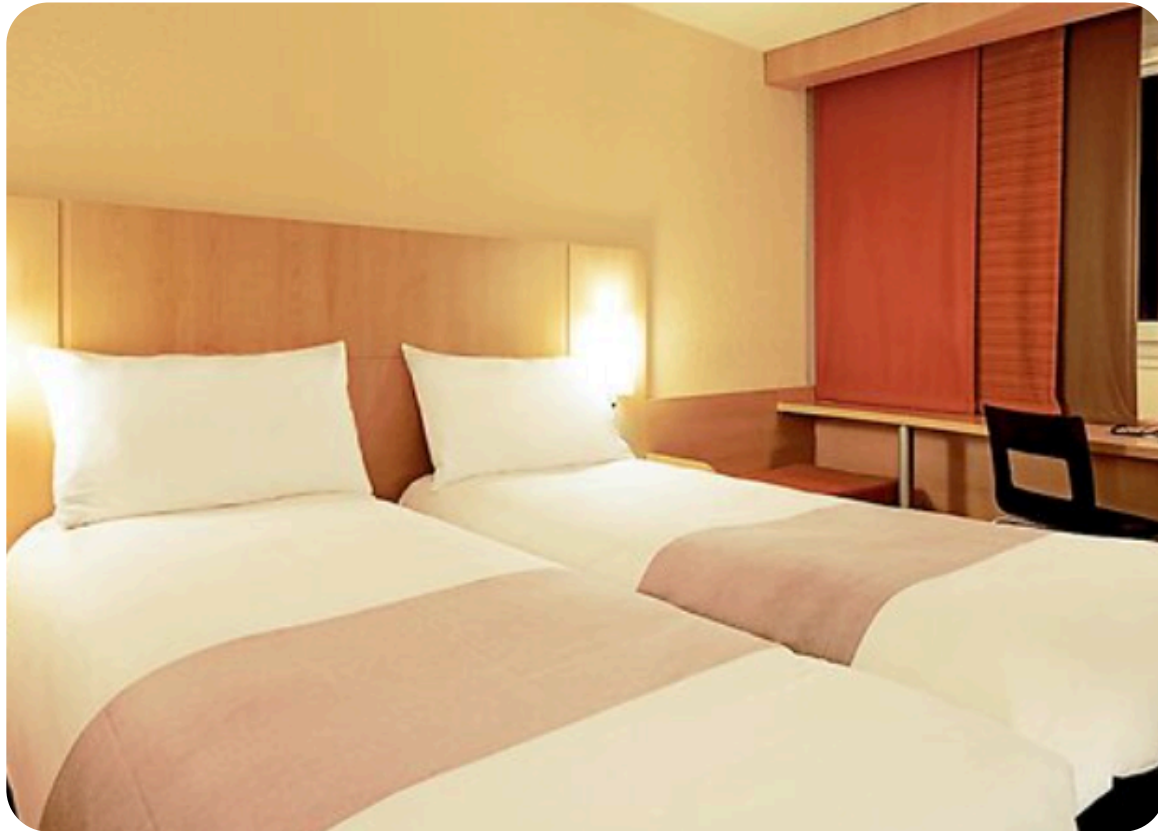
Points of Interest	
1	The Deep
2	Hull Maritime Museum
3	Wiberforce House
4	Ferens Art Gallery
5	Hull Minster
6	Queens Gardens
7	Hull New Theatre
8	Hull Train Station
9	St Stephen's Shopping Centre
10	Princes Quay Shopping Centre
11	Hull Arena

THE BUSINESS

This hotel is currently let to Accor UK Economy Hotels Limited for a term of 25 years and 3 months from 25 September 2003 and expiring 24 December 2028, providing an unexpired term of 2.96 years left to expiry.

The current passing rent is £637,807 per annum. The next review is in September 2026. The rent is subject to annual reviews to 100% of the increase in RPI up to 2.33% and 75% of the increase above 2.33%

The current passing rent is **£637,807** per annum.



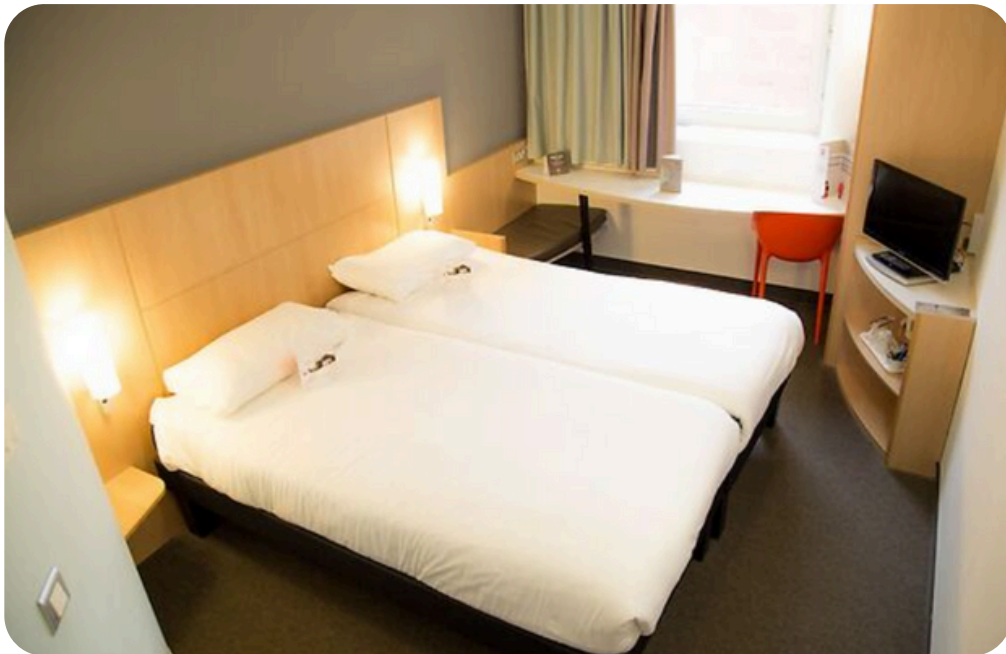
LOCAL ATTRACTIONS

The Hotel is located within Hull City Centre which offers a mix of well-known shopping centres like Princes Quay and St Stephen's, along with a range of restaurants, bars, and independent shops.

Hull New Theatre (2.9 miles) and Hull Truck Theatre (2.7 miles) host a variety of live shows and touring performances and other popular attractions such as The Deep (1.6 miles), one of the UK's top aquariums, and the Streetlife Museum of Transport are also nearby.

East Park (3.3 miles) and Humber Bridge Country Park (9 miles) are both within a 20-25 minute drive and offer walking trails and family-friendly activities.

Hull Arena is situated in close proximity to the subject property, offering convenient access to a range of leisure and entertainment facilities.



PROPERTY DESCRIPTION

Constructed in 2002, the property comprises a purpose-built, four-storey hotel offering 106 guest bedrooms. The ground floor features an open lobby bar, breakfast and dining room with commercial kitchen.

The hotel is set within approximately 0.416 acres and there is a secure surface car park to the rear of the Property, providing 7 spaces for clue-badge holders, together with 2 staff parking spaces.

Guests are directed to park in the nearby Princes Quay multi-storey car park, located 200 yards to the east

ACCOMMODATION

The hotel provides 106 en-suite bedrooms across four floors, a breakdown of the rooms are as follows:

Floor/ Use	Number of Rooms
Ground Floor	19
First Floor	29
Second Floor	29
Third Floor	29
Total	106

The bedrooms are a combination of double and twin rooms and are all of a similar size and layout, each incorporating a prefabricated en-suite shower 'capsule'.

General Information

Business

No historical trading data is available due to the nature of the occupational lease.

Services

We are informed that the property is connected to mains drainage, water, gas and electricity.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

Tenure

Freehold.

Tenancies

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Licence

We are advised the property has a premises license.

EPC

B-47.

Legal Costs

Each party is to be responsible for their own legal and professional costs.

VAT

Should the letting of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Rateable Value

The Property is listed in the 2026 rating list with a rateable value of £235,000. The National Standard Multiplier for England and Wales for 2025/ 26 is £0.555.

Anti Money Laundering

In accordance with the Money Laundering Regulations, the buyer will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Local Authority

All planning enquiries should be directed to Hull City Council on 01482 300 300.

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we recommend that you discuss any particular points which are likely to affect your interest in the property with Savills.

What Three Words Location

///refers.page.supply

Website Link

[https://all.accor.com/hotel/3479/index.en.shtml?](https://all.accor.com/hotel/3479/index.en.shtml?utm_campaign=seo+maps&utm_medium=seo+maps&utm_source=google+Maps)

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