

**FOR SALE FREEHOLD – GUIDE PRICE: £225,000 + VAT**  
**COCKED HAT, FERRY ROAD, SCUNTHORPE,**  
**LINCOLNSHIRE, DN15 8LQ**



- Substantial property in a prominent position near to Scunthorpe town centre
- Extensive internal trading areas which can accommodate around 120 covers
- Benefits from having 9 letting rooms
- Plot size of circa 0.6 of an acre
- The property will appeal to local licensed operators, retailers, developers and investors
- Alternate use potential, subject to obtaining the necessary consents

## Location

Scunthorpe is an industrial town in North Lincolnshire, in the county of Lincolnshire. It is the county's third most populous settlement, after Lincoln and Grimsby, with an estimated population of 85,000.

The Cocked Hat is prominently located fronting Ferry Road and Foxhills Road, around a 5 minute drive from the town centre. It is in close proximity to Sheffield Park, a public park with Green Flag status, and the Foxhills Sports Grounds.

## Property Description

The Cocked Hat is a two storey detached property of brick construction under a tiled roof with later single storey additions which sit under flat roofs.

## Accommodation

To the right-hand side of the ground floor as you enter the property is a main bar set around a central servery with an interlinking trading area which was previously used as a games room for pool and darts. To the left-hand side of the property is a large function room which benefits from having its own bar servery. Internally the pub has the potential for a total of around 120 covers.

Ancillary areas include two sets of customer toilets, disabled WC, catering kitchen, basement beer store and various storage areas.

The upstairs letting accommodation comprises of 9 letting bedrooms (6 of which have sinks), 2 bathrooms, 2 WCs and several storage areas. Additional there is a manager's flat with 3 bedrooms, a kitchen, bathroom and a shower room with a WC.

Externally there is a trade terrace to the front and side, as well as car parking for circa 20 vehicles. To the rear of the pub is a bin store and a shed.

The property's Gross Internal Area is around 5,970 square feet and it sits on a plot size amounting to circa 0.6 of an acre.

## Tenure

Freehold. The property is held under Title Number HS286676 and the Title Plan is included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Wednesday	11:00 - 24:00
Thursday to Saturday	11:00 - 01:00
Sunday	11:00 - 23:30

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £8,300 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

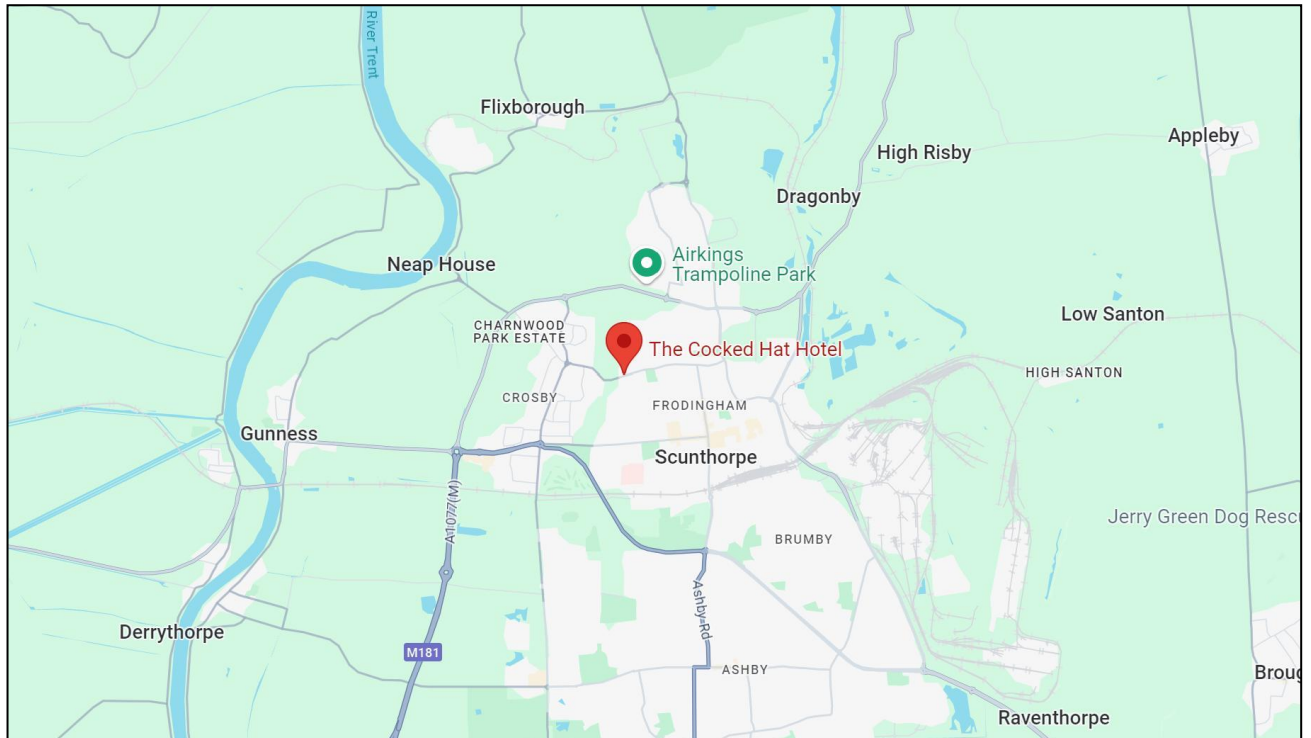
## Enquiries



Contact: George Walker  
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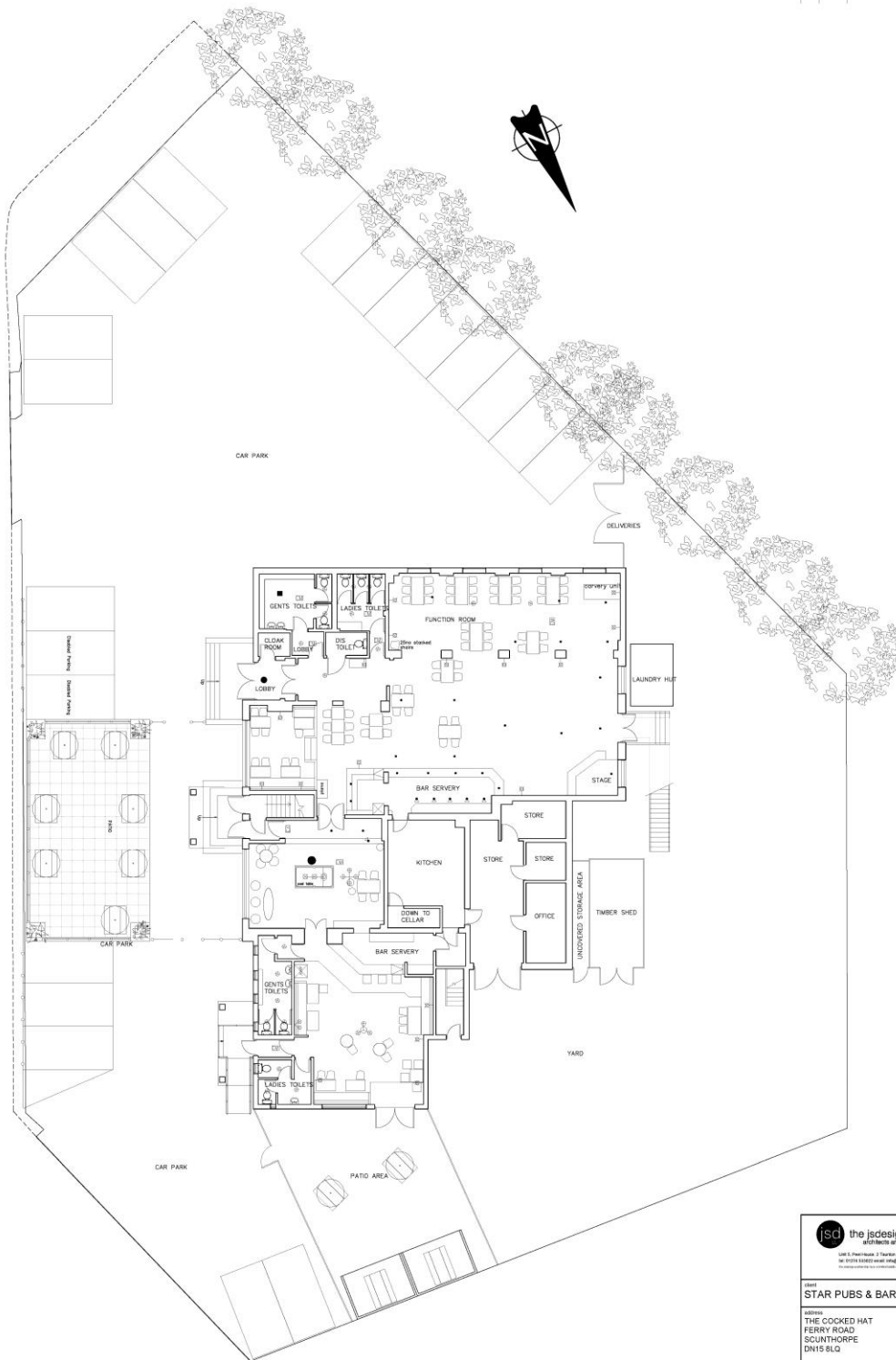


**Location Plan**



**Site Plan**





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<b>client</b> STAR PUBS & BARS LTD					
<b>address</b> THE COCKED HAT FERRY ROAD SCUNTHORPE DN15 8LQ					
<b>drawing title</b> EXISTING PLAN					
<b>drawing no.</b>	<b>rev.</b>	<b>date</b>	<b>drawn by</b>	<b>checked</b>	<b>scale @ A1</b>
7655-PS02	-	07.11.19	MG	MRJ	1:100

**Important notice**

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## Our Services & Offices

