



## GRAFTON HOTEL, HULL HULL, HU5 2NP

**AGREEMENT TYPE:**  
LONG TERM AGREEMENT (5 YEAR TENANCY)

**YOUR INVESTMENT:**  
£10,000

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Grafton Hotel is a detached property nestled among the Newland Avenue area of the city, just ¾ of a mile from the city centre. Newland Avenue is a popular vibrant area close to Hull University which is home to numerous bars and restaurants frequented by the student population. The pub itself is located on Grafton Street, a residential area consisting of terraced housing with a number of these let to university students. This iconic pub is famous for its links with the Housemartins and the Beautiful South as front man Paul Heaton lived locally and the Grafton was a favourite watering hole for both bands, providing inspiration for some of their lyrics. Subject to board approval and upon signing a 5 year agreement Admiral Taverns will be investing in this great pub with plans for both internal and external investment, this will really make the Grafton the go to pub in the area

#### Pub Layout

The trading area is divided into a traditional two-room layout, with both rooms served by a central bar. The main bar area is accessed from the car park and features a mixture of fixed and loose seating, TVs and a pool table. The second bar area also features a mix of fixed and loose seating, TVs (including a large screen projector) and darts oche, and is regularly used as a function room as it has its own bar and toilets. This room is ideal for meetings, parties, christenings and hosting live entertainment. Outside the pub, there is a drinking terrace to the front of the building with bench seating and overhead lighting. To the rear of the property there is an enclosed beer garden with bench seating and a timber gazebo, and to the side of the pub is a good sized car park with space for up to 15 cars.

### TRADING STYLE

The Grafton currently trades as a drinks-focused community local, with a focus on live entertainment. The strong regular trade is mainly driven by early evening and weekend custom, with established pub sports teams and well supported weekend karaoke/live music events. The local student population provide an additional income stream, with the pub currently opening from 1pm through to midnight seven days a week. There is room for development in way of utilising the function room for events and functions such as christenings, parties and funerals.

### ACCOMODATION

#### Private Accommodation

The private accommodation is in good order and consists of a lounge, kitchen, bathroom and three good sized bedrooms.

### FINANCIAL

**Annual Rent:** £23,000

**Security Deposit:** Initial deposit of £4,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £2,000

**Stock:** £3,000

**Zero Business Rates\*** – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix \*

**Fixtures and Fittings:** To be confirmed upon valuation – funding options may be available for the right licensee.

**Tie:** All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**



3+ Private  
Bedrooms



Beer Garden



Car Park



Function Room



Live Music



Sports Teams

## BDM VISION

The Grafton is already a very popular community pub with a good reputation in the local area. Licensee (s) will need to deliver consistent high standards and a variety of activity to ensure the business maximizes sales and remains the hub of the community. A passion for pub sports and live music would be beneficial especially with its iconic music heritage. In addition with some investment a back bar food offer could be introduced for applicants with the right catering skills. This pub has been approved for an extensive refurbishment and is set to become an outstanding venue once completed. The image provides a small part of our vision for its transformation, and prospective licensees will have the opportunity to explore these exciting plans in greater detail during the interview stage.

*The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.*



3+ Private  
Bedrooms



Beer Garden



Car Park



Function Room



Live Music



Sports Teams