

PUBLIC HOUSE FOR SALE

The Normanby, Normanby Road, Middlesbrough, TS6 9BZ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Established public house
- Approximate GIA of 1,119m² (12,044ft²)
- Extensive car parking
- EPC Rating D95
- Prominent location
- Freehold available

Guide price of £350,000

LOCATION

The subject property is located on Normanby Road, close to the crossroad linking with High Street in Eston, Middlesbrough. Normanby Road links with the A66 and provides access to Middlesbrough town centre. High Street provides access to the A174 and in turn the A19 providing access to the north and south of the region.

The property is situated in a mixed use area with a number of local housing estates surround the property as well as local and national occupiers including Tesco Express, Biancos Pizzeria and Normanby Butchers.

The property is approximately 4 miles from Middlesbrough town centre and the River Tees, 10 miles from Stockton on Tees and 20 miles from Hartlepool.

DESCRIPTION

The subject property comprises a ground and first floor premises utilised as a bar and restaurant.

The ground floor benefits from a large bar and serving area, seating area, male and female WC facilities, an office, cellar and a number of storage rooms. There is also access to the external seating area.

The first floor comprises of an additional bar and serving area, stage, seating areas, male and female WC facilities, an office and additional kitchen and storage facilities.

ACCOMMODATION

Total 1,119m² 12,044ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Public House and Premises	£52,000	£24,465

We are advised that the rateable value of the premises as at 1 April 2017 is £52,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

D95

TERMS

The subject property is available by way of Freehold with a guide price of £350,000 (Three Hundred and Fifty Thousand Pounds).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

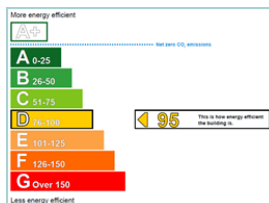
MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact David Gibson at Bradley Hall.

Tel: 0191 232 8080
Email: david.gibson@bradleyhall.co.uk



AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
 - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- Registered in England No. 6140702
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located outside of the property



2 miles from Marton Train Station



6 miles from A19
 1 mile from A174



53 miles from Newcastle International Airport



