

drinking establishments in TS13

Liverton Mines, Saltburn-by-the-Sea
North Yorkshire, TS13 4QH

£95,000 (pub +VAT)

- ✓ Single storey A4 public house
- ✓ Two bedroom house adjoining
- ✓ Excellent development potential (STP)
- ✓ Parking for 3-5 vehicles
- ✓ Great roadside position
- ✓ Freehold title

COMMERCIAL



Summary

- Property Type: Drinking Establishments - Parking: Allocated Price: £95,000

Description

An end-terraced property of the pub, which is a single-storey construction under flat roofing. It is attached to a two-storey house, which is connected both internally and both have their own front doors. The pub main door is located at the centre of the property and leads into, on the right a Public Bar with pool area. To the left of the entrance is a Lounge Bar. Both rooms are connected by the servery, which has a galley style small kitchen in-between both rooms. There are Gents toilets in the Bar with Ladies toilets in the Lounge. Behind the servery are two rooms, one for storage the other being the beer cellar.

We are informed that the two-storey house on the end elevation is also part of the property, but is in poor decorative order and is condemned for habitation. It briefly comprises Lounge, Kitchen and Bathroom on the ground floor and has two double bedrooms and a small box room on the first floor of the house only.

The property would lend itself to be used for existing use or be developed for alternative use, subject to the required planning permissions. There is car parking at the front for 3 - 5 vehicles and there are two picnic tables to the frontage. The pub is located on a sloping site, inclined down at the rear. There is a gated yard at the rear for deliveries.

Externally there is car parking for 3-5 vehicles to the front, 2 picnic tables and a gated rear yard.

Location

Liverton Mines is a village in Redcar & Cleveland in the county of North Yorkshire. It is surrounded by the large local towns of Middlesbrough, Redcar, Guisborough and Whitby. The village has a shop (Charlie's), post office, fish & chip shop, church, garage and a pub.

The Cleveland Hills were once an important iron stone mining area, providing the iron ore for the steel industry in Middlesbrough. Liverton Mines had an iron stone pit outside the village, located in the Cleveland iron stone belt. The pit was opened in 1866 and closed in 1923. It is no longer used. The Hollywell view pub overlooks the main road going through the village, leading from Liverton Mines to Liverton and then onwards to the Whitby Moors road. The village is accessed via Loftus High Street, from one direction; the alternative access is off the Moors road.

Tenure

Freehold. Title number CE141894.

Rateable Value

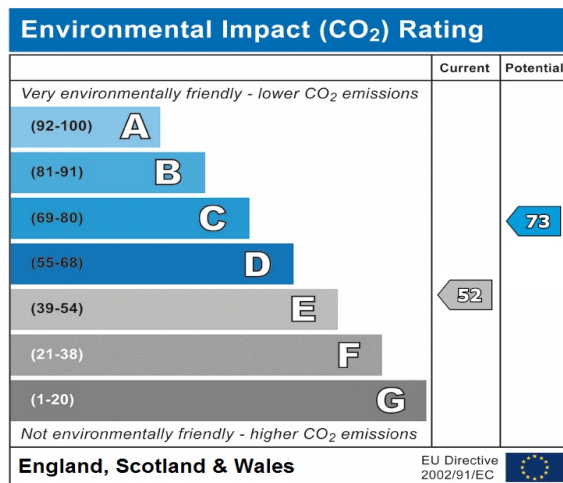
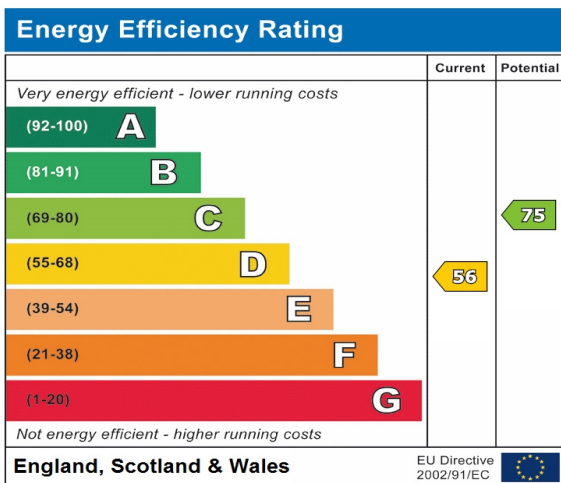
The adopted rateable value is £3,050 as of 1st April 2017.
Sourced from VOA.

EPC

Available upon request (ratings C and D56).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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