

FREEHOLD FOR SALE - GUIDE PRICE £160,000

GREEN INN, BOOSBECK ROAD, SKELTON IN CLEVELAND, TS12 2DD



Key Highlights

- Freehold public house with vacant possession
- Prominent terrace building
- Beer garden to rear
- Five bedroom managers accommodation
- Ground floor trading area

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Location

The property is located in the village of Skelton-in-Cleveland, North Yorkshire, 20.6 kilometres (12.8 miles) south east of Middlesbrough, 43.3 kilometres (26.9 miles) east of Darlington and 60.0 kilometres (37.3 miles) north west of Scarborough.

The Green Inn is situated just south of the village of Skelton-in-Cleveland on Boosbeck Road which provides access to the A171 to the south west and connects Scarborough and Middlesbrough. The property is situated in a residential area directly opposite agricultural fields with local facilities including the Miners Arms pub, Skelton Methodist Church and London Pizza takeaway.

Saltburn train station is 3.9 kilometres (2.4 miles) to the north east and provides services to Middlesbrough in a journey time of approximately 25 minutes.

DESCRIPTION

The property comprises a two storey, above basement, terrace building, with a single storey extension to the rear elevation. The Green Inn has painted rendered elevations beneath a pitched tiled roof.

Externally there is a beer garden to the rear elevation with seating on fixed wooden benches for 18 customers.

ACCOMMODATION

Internally the trading area is situated at ground floor level, with a central bar servery and seating on a mix of loose tables, chairs and benches for 32 customers. To the left rear are gentlemen's toilets and storage. To the right is an additional trading area, storage room, ladies toilets and kitchen. The beer cellar is located at basement level.

The first floor is accessed from the right rear and comprises kitchen/living room, three double rooms, two single rooms and a bathroom. There is also a separate access from the rear of the property.

The site extends to approximately 0.08 hectares (0.03 acres).

TENURE

Freehold.

GUIDE PRICE

Unconditional offers are invited in the order of £160,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

RATING

The subject property is listed in the 2017 Rating List with a Rateable Value of £6,200.

PLANNING

The property is not listed and is not situated within a conservation area.

Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Thursday - 11:00 - 00:00
- Friday and Saturday - 11:00 - 01:00
- Sunday - 12:00 - 00:00

Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

THE BUSINESS

The pub is currently open and trading but can be provided with vacant possession on completion.

ENERGY PERFORMANCE

An E-116 EPC rating has been calculated.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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