

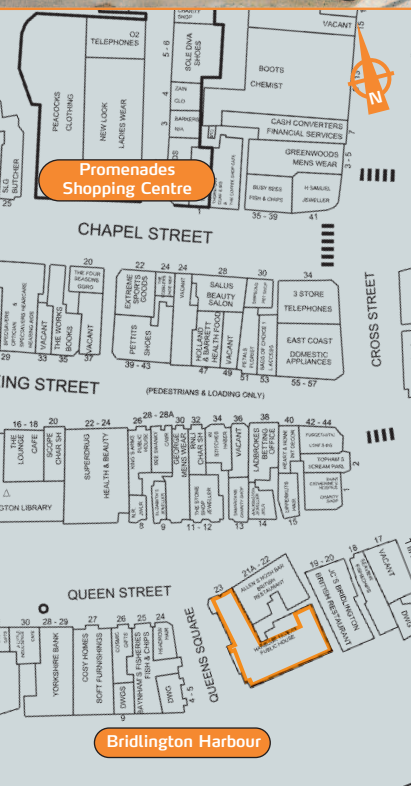
lot 64

Harbour Tavern, 23 Queen Street
Bridlington, North Humberside YO15 2SH

Rent
£80,000
per annum
exclusive
(Subject to
Note 2)

Freehold Public House Investment

- Majority let to Marston's Estates Limited until 2028
- Includes 5 residential flats
- Popular tourist destination
- Prominent town centre position adjacent to Bridlington Harbour
- Nearby occupiers include Marks & Spencer, Yorkshire Bank and Superdrug



Location

Miles: 41 miles east of York
67 miles north-east of Leeds
67 miles south-east of Middlesbrough
Roads: A165, A614
Rail: Bridlington Railway Station
Air: Leeds Bradford Airport

Situation

Bridlington is a popular tourist destination situated on the north-east coast of Humberside. The property is situated in a prominent corner location on the southern side of Queen Street and adjacent to Bridlington Harbour in the town centre. Nearby occupiers include Marks & Spencer, Yorkshire Bank and Superdrug.

Description

The property comprises ground and first floor public house accommodation with ancillary and residential accommodation on the second and third floors. The property also benefits from self-contained basement accommodation which was last used as a nightclub.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Ancillary	45.73 sq m (492 sq ft)	MARSTON'S ESTATES LIMITED (t/a Harbour Tavern) (1)	30 years from 05/03/1998 until 2028 on a full repairing and insuring lease	£80,000	05/03/2018 and 5 yearly
Ground	Public House	325.34 sq m (3,502 sq ft)				
First		289.02 sq m (3,111 sq ft)				
Second	3 Flats	223.80 sq m (2,409 sq ft)				
Third	2 Flats	123.35 sq m (1,328 sq ft)				
Part Basement	Former Club (3)	135.76 sq m (1,461 sq ft)	HARRISON LEISURE LTD (2)	20 years from 2004 until 2024	See Note (2)	5 yearly linked to RPI
Total Commercial Area		1,143.00 sq m (12,303 sq ft)			£80,000 (2)	

(1) Marston's Estates Limited are wholly owned by Marston's plc, a FTSE 250 listed company. Marston's have been running pubs and brewing beer in one form or another for over 180 years and now have 13,000 people working for them. Marston's operate around 1,700 pubs and bars nationwide (Source: www.marstons.co.uk).

For the year ending 04/10/2014, Marston's Estates Limited reported a turnover of £10,500,000, a pre-tax profit of negative -£17,200,000 and a total net worth of £310,200,000. (Source: www.experian.co.uk 21/09/2015)

(2) Companies House has listed Harrison Leisure Limited (Company Number 02893483) as dissolved as at 27/08/2015. The rent reserved under the terms of the lease is £15,000 p.a.x.

(3) The part basement former club floor area stated above has been taken from www.voa.gov.uk.

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See: **www.acutus.co.uk** for further details

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