

Lot 22

£20,000 Per Annum
Exclusive

The Victory Public House, School Street, Easington, Near Durham, County Durham SR8 3PR

Public House opportunity with residential Potential



Key Details

- Public House with 2 bedroom manager's flat
- Residential conversion potential (Subject to Consents)
- Prominent corner location
- Less than 1 mile from Durham Heritage Coast
- Neighbouring occupiers include Co-Op Food, Boots the Chemist and a mix of independent retailers
- VAT free investment

On Behalf of Receivers
A B Hughes and J P Smith



Location

Miles: 11 miles east of Durham
12 miles south of Sunderland
Roads: A19, A1(M)
Rail: Horden Railway Station
Air: Newcastle International

Situation

Easington Colliery is located approximately 11 miles east of Durham. The property is located in a prominent corner position on School Street, at its junction with Memorial Avenue. Neighbouring occupiers include Co-Op Food, Boots the Chemist and a mix of independent retailers.

Description

The property comprises a public house on the ground floor with a beer cellar in the basement and a two bedroom manager's flat on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

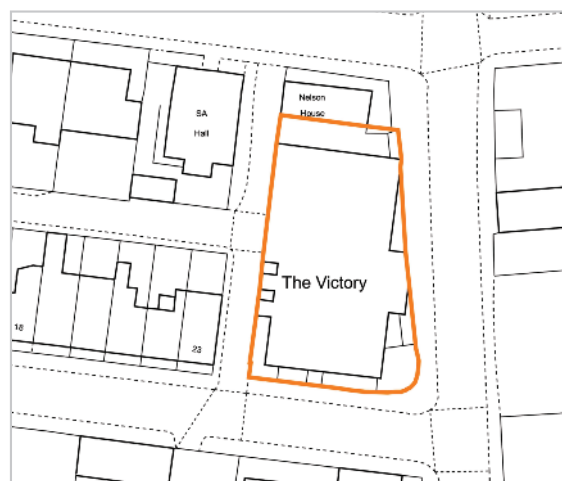
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Public House	514.23 sq m	(5,535 sq ft)	ANTHONY	5 years from	£20,000
First	2 bedroom flat	147.47 sq m	(1,588 sq ft)	BAKER	07/11/2017 on a full	
Basement	Cellar	57.10 sq m	(614 sq ft)	(1)	repairing and insuring lease	
Totals		718.80 sq m	(7,737 sq ft)			£20,000

(1) The lease is outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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