

Lot 46

The Peacock Inn, Cavendish Street, Barrow-in-Furness, Cumbria LA14 1DJ

GUIDE PRICE: £250,000



ATTRACTIVE FREEHOLD INVESTMENT OPPORTUNITY PRODUCING £28,000 PA

This attractive corner sited building of brick construction under a pitched slate roof comprises of a ground floor public house with cellar, storage area and a large Manager's flat over two floors above. The property is has mainly gas-central heating and double-glazing and is currently let on a full repairing and insuring lease for a term of 25 years with no break clause and 5 yearly upward only rent reviews to Mr Darren Reid and Ms Rhona Hazelden. The rent reserved £28,000 pa to 31 January 2013, with rent reviews every 5 years. The vendor is also holding a rent deposit of £7,000. The property is sold with the benefit of this investment income. We understand that VAT is applicable to this Lot and that the vendor is willing to extend the completion time to 8 weeks.

ACCOMMODATION

Ground floor pub internal width 31' 2" , pub depth 30' 1" , bar area approx 940 sq ft, kitchen area approx 95 sq ft, ladies and gents WCs, cellar/storage area approx 455 sq ft First/second floor Manager's flat we understand comprises of 8 rooms, kitchen/diner, bathroom/wc, shower/wc area approx 2020 sq ft. Total area approx 3510 sq ft

TENURE

Freehold

LOCAL AUTHORITY

Cumbria County Council 01228 606060
Adopted Rateable Value £7600

VENDORS SOLICITORS

David Whitney, Hubbard Pegman & Whitney
Unit 7 King Street Cloisters, Clifton Walk
London W6 0GY 020 8735 9770

VIEWING TIMES

By appointment through the Auctioneer