

# Lot 30

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

**GUIDE PRICE: £250,000**



STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■

## 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.

### 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

Satpaul Dard, 1st Floor, Witan Gate House, 500-600 Witan Gate West  
Milton Keynes MK9 1SH. Tel: 08700 868300

**VIEWING TIMES** By appointment through the Auctioneer