

Brown Jug

1 William Street, Eston, Middlesbrough, TS6 9LB



For Sale Freehold Licenced Premises Guide Price: £150,000 Plus VAT Joint Selling Agents

- Traditional public house located in Eston
- Positioned in in a primarily residential area
- Benefitting from private accommodation at first floor level
- Strong transport links to neighboring areas
- Considerable scope for a range of uses subject the necessary consents

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Location

Eston is a primarily residential town located on the outskirts of Middlesbrough, situated equidistant between central Middlesbrough and Redcar at a distance of approximately 4 miles, with a population of circa 7,000.

The Brown Jug is located on William Street, which adjoins the High Street and the B1380 which are arterial roads connecting Eston to neighboring towns and villages. The surrounding area predominantly comprises private residential dwellings alongside local and national retailers with licenced premises being spread throughout the area. The site also experiences close proximity to both the A174 and A1053 in addition to a number of public transport services which also make the site easily accessible from larger towns such as Darlington and Hartlepool.

Accommodation

The Brown Jug is a traditional predominantly two-storey building of brick construction with a single storey extension to the side which collectively sits beneath a number of pitched tile roofs.

Internally, the ground floor trading areas comprise a bar area arranged for informal drinking with a mixture of table seating and standing spaces.

Ancillary trade areas comprise customer WC's alongside cellarage and associated beer and bottle stores.

Private accommodation is also situated across the upper floor levels and is believed to comprise a managers flat with associated living and storage spaces.

Ground floor GIA of approximately 2,020 square feet.

The building sits on a total plot amounting to circa 0.049 acres.

The Brown Jug offers considerable scope for local public house operators and restaurateurs. The property also has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



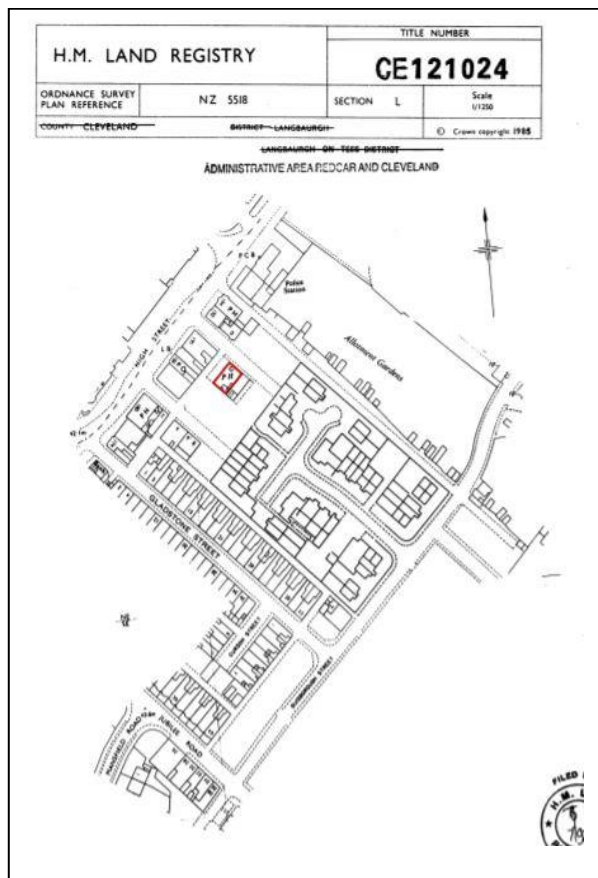
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General Information

Rating

The current Rateable Value is assessed at £4,250.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

This property has an EPC rating of C. An EPC is available upon request.

VAT

VAT will be applicable on the sale of this property.



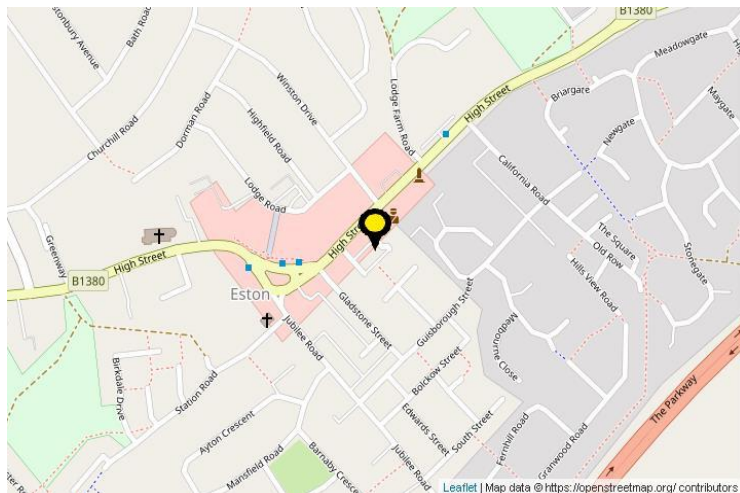
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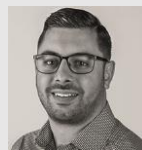
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Agent Details

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Disclaimer

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2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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