



55 High Street, Hinderwell, Saltburn-by-the-Sea, TS13 5ET

The Brown Cow previously operated as village pub, with 4 letting rooms, 2 bedroom flat, a rear garden and car park. Starting Bids
£145,000

- Village Pub For Sale Freehold
- 2 Bedroom Flat
- Car Parking to the Rear
- EPC Rated D
- Lounge/ Bar and Kitchen
- 4 Letting Rooms
- Beer Garden

Summary

Available Size	3,380 sq ft
Price	Auction £145,000 Starting Bids
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (71)

Description

The Brown Cow is a substantial freehold public house offered with vacant possession, presenting an excellent opportunity for investors, developers, owner-occupiers or those looking to establish a hospitality or lifestyle business.

The property will be offered for sale by online auction, with starting bids from £145,000. The auction is date is to be confirmed.

The ground floor comprises the former public house, including a spacious bar, lounge/restaurant area, fitted commercial kitchen and customer WC facilities, providing a versatile layout suitable for a variety of potential uses, subject to any necessary consents.

To the first floor is a self-contained two-bedroom flat, ideal as owner's accommodation for those seeking a lifestyle business or as an additional source of rental income.

In addition, the property benefits from four letting rooms, which have historically enjoyed consistently high occupancy from both holidaymakers and local contractors, demonstrating the property's proven income-generating potential.

Externally, the premises include a rear beer garden and car park, together with additional outdoor seating to the front, providing generous outside space for customers or future redevelopment potential, subject to the necessary consents.

Auction Pack & Viewing Bookings

The auction legal pack is available on request. To obtain a copy of the auction pack or to book a viewing, please contact Julie at Align Surveyors, who will be pleased to assist.

This is a rare opportunity to acquire a prominent and versatile freehold property with significant residential and commercial potential, offered with vacant possession and ready for immediate sale by online auction.

Location

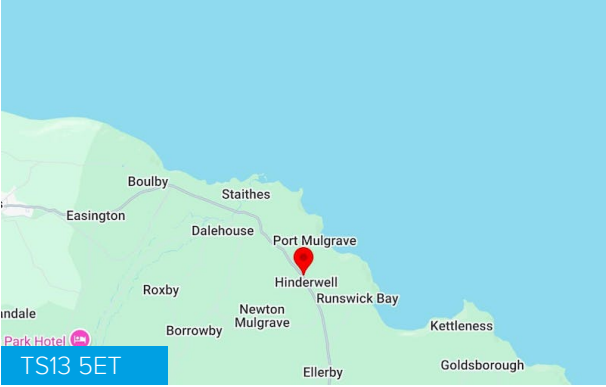
The Brown Cow is situated in the village of Hinderwell, close to the tourist destinations of Staithes and Runswick Bay. The village is well served by local trade and holiday makers alike. Local campsites, holiday lets and walkers do generate extra foot fall .

Situated near to the Cleveland heritage coast, this part of the world boasts beautiful beaches of national repute and is close to upland heather moorland in the North Yorkshire Moors National Park. Nearest towns are, Whitby and Saltburn by the Sea.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,380	314.01	Available
Total	3,380	314.01	



Viewing & Further Information



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View Properties Here
www.alignpropertypartners.co.uk

Auction Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

