

**PUB FOR SALE OR TO LET – HEMLINGTON, MIDDLESBROUGH****THE GABLES, HEMLINGTON VILLAGE ROAD, MIDDLESBROUGH, TS8 9DE**

- Detached freehold pub on sizeable plot
- Site area of approximately 0.478 acres (20,821 sq ft)
- Gross internal area of 362.6 sq m (3,903 sq ft)
- The owner will also consider rental offers
- May suit alternative uses (subject to necessary consents)

**FREEHOLD WITH VACANT POSSESSION****GUIDE PRICE £700,000 (plus VAT if applicable)****SUBJECT TO CONTRACT – sole selling agent**

COUNF302

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### Location

The property is situated in Hemlington, within an area administered by Middlesbrough Council. The pub fronts Hemlington Village Road which connects to the B1365 to the east and Stainton Way to the north. Nearby occupiers include McDonald's, KFC, Pets at Home and B&M.

A location plan is attached.

[Link to Street View](#)

### Description

A prominent, detached two storey building with painted rendered elevations. Internally, the ground floor comprises interconnected trade areas with a bar servery, kitchen, cellar, customer WC's and storage areas. The first floor includes three bedrooms, lounge / diner, office and bathroom / WC. The car park to the rear has space for approximately 40 vehicles. There is a trade terrace / patio to the front of the property and a part covered trade area to the rear.

[Link to Virtual Tour](#)

The property has the following approximate gross internal floor areas (floor plans overleaf and available by request):

|                     |                                 |
|---------------------|---------------------------------|
| <b>Ground Floor</b> | 225.6 sq m (2,428 sq ft)        |
| <b>First Floor</b>  | <u>137.1 sq m (1,476 sq ft)</u> |
| <b>Total</b>        | <u>362.6 sq m (3,903 sq ft)</u> |

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

### Services

The property is believed to be connected to all mains services.

### Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 11:00 am until 11:00 pm Monday to Wednesday, until 12 midnight Thursday to Saturday and 12 noon until 12 midnight on Sunday.

### Planning

From enquiry of the Middlesbrough Council, it has been established that the property is not Listed as being of special architectural or historical interest and does not lie within a Conservation Area.

### Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £32,500, with effect from 1<sup>st</sup> April 2023.

### Basis of Sale / Letting

Freehold with vacant possession with a guide price of £700,000. VAT may be payable in addition to the purchase price. The owner will also consider rental offers. Subject to contract.

### EPC

The property's energy rating is D.

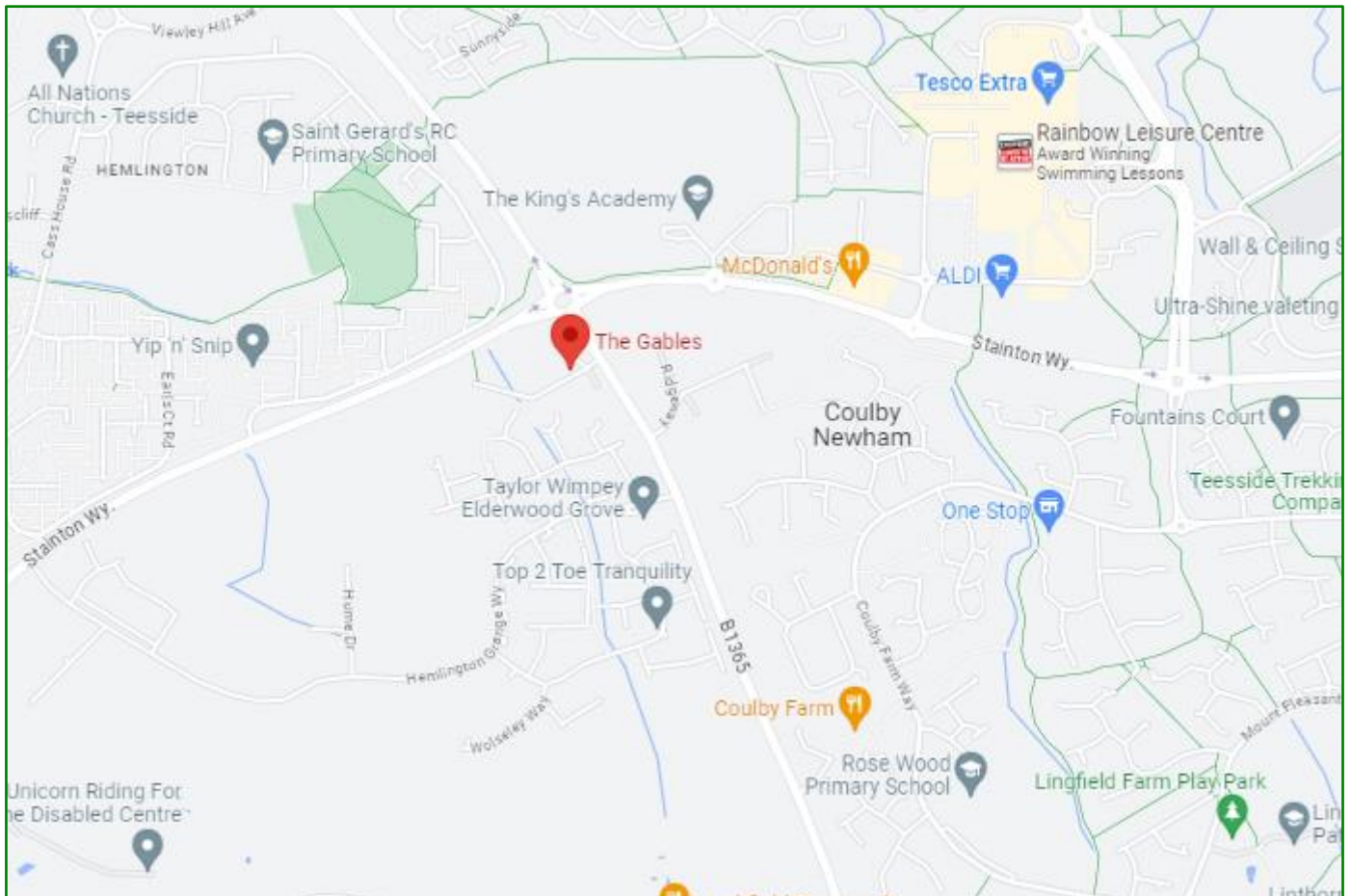
[Link to EPC Certificate](#)

## Viewings & Further Information

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)

## Location Plan

[Link to Location Map](#)

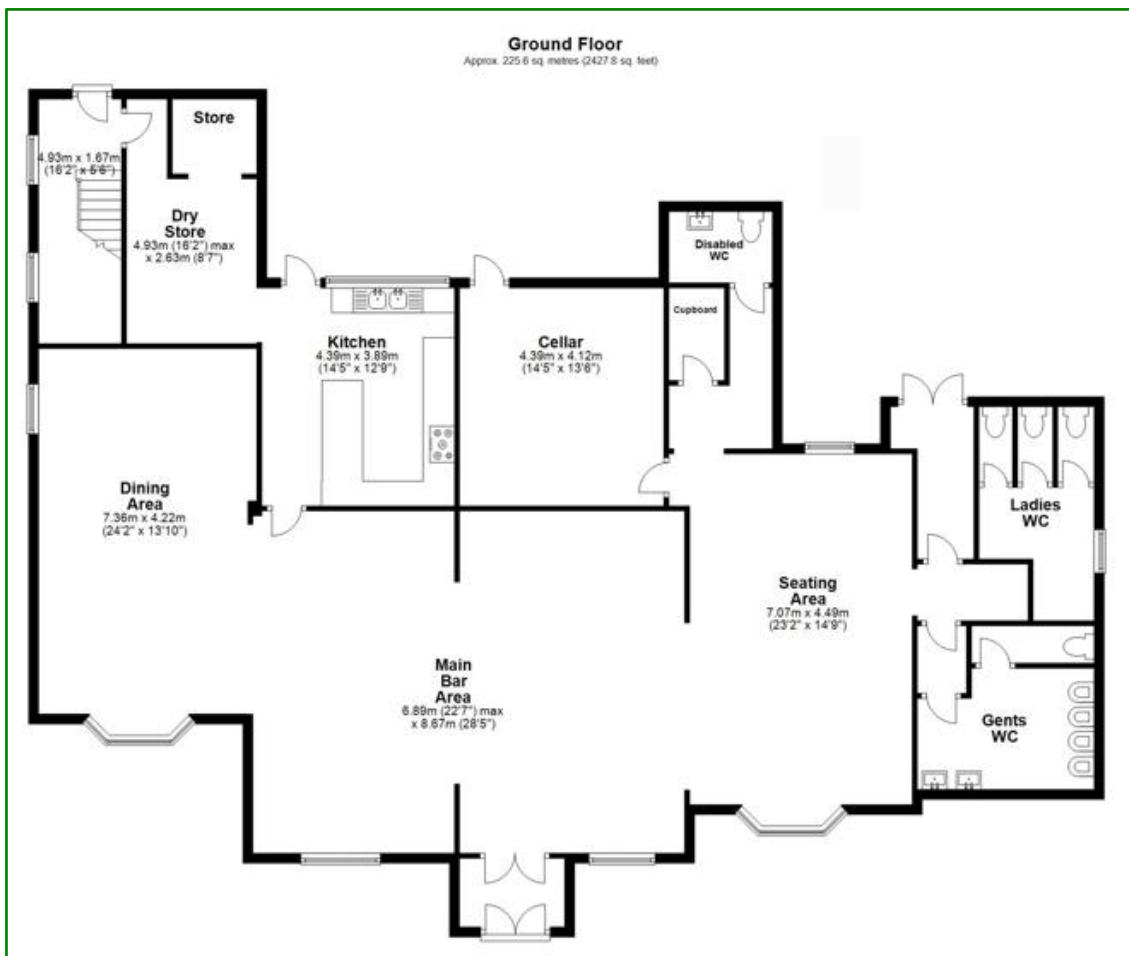


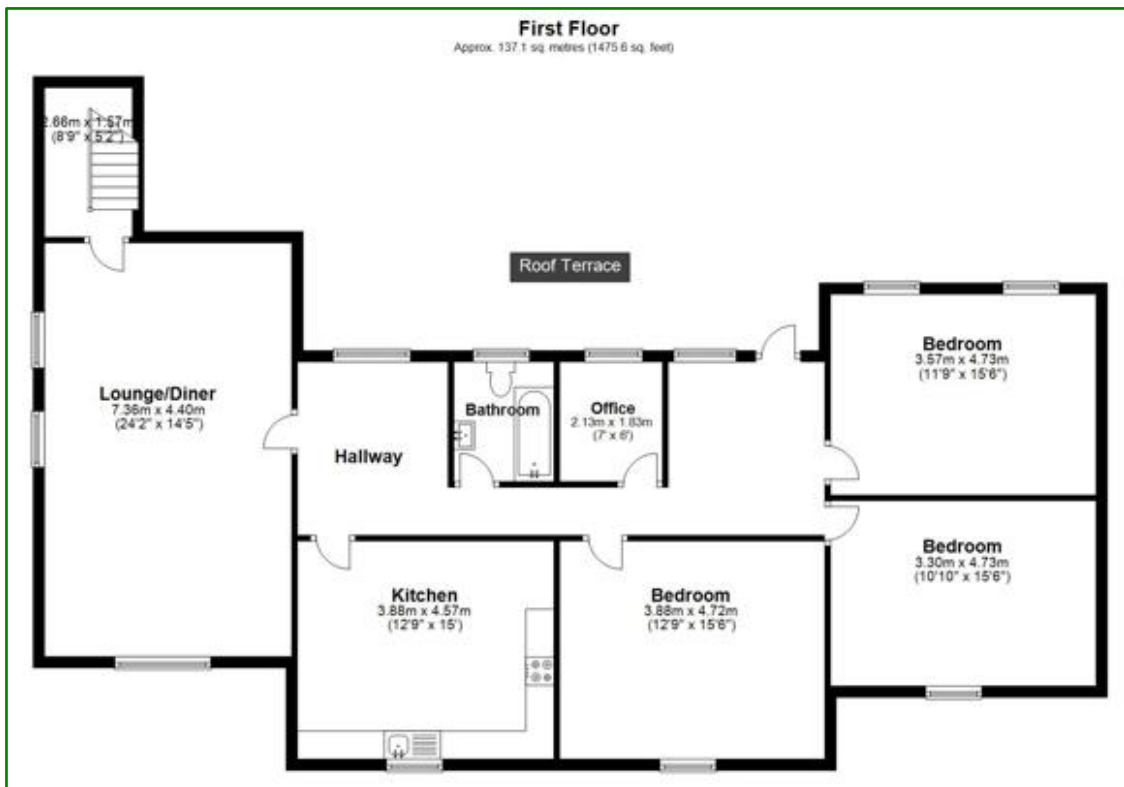
Source: Google Maps. Not to scale - Provided for indicative purposes.





## Floor Plans





Not to scale – provided for indicative purposes only.

## Title Plan

