

FREEHOLD PUB FOR SALE

**CLEVELAND INN, 37 CLEVELAND STREET, NORMANBY, MIDDLESBROUGH, TS6 0LX**

- Mid terrace pub with a site area of 233 sq m (2,507 sq ft)
- Freehold subject to lease
- Contractual rent of £40,978 pa (concessionary rent of £20,000 pa)
- Lease expiry in May 2038

FREEHOLD SUBJECT TO LEASE**GUIDE PRICE £175,000**

Subject To Contract – Sole selling agent

COUNF226

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is situated in the northeast of England within the town of Normanby, approximately 3.5 miles (5.5 kilometres) south east of Middlesbrough. The local area comprises predominantly residential accommodation with some commercial uses nearby including a Boots Pharmacy and Tesco Express.

A location plan attached.

[Link to Street View](#)

Description

A mid terrace property with rendered brick elevations. The pub is situated in the ground floor with residential accommodation at first floor level. There is a trade patio/terrace to the rear.

Total Building Footprint	208 sq m (2,238 sq ft)
Site Area	233 sq m (2,507 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this 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 a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

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

Licensing

The Premises Licence permits the sale of alcohol from 11:00 am until midnight seven days a week.

Planning

From informal enquiries of Redcar and Cleveland Borough Council, it has been ascertained that the property is not listed nor is it situated in a conservation area.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £5,500.

Tenure & Basis of Sale

Freehold interest subject to lease. The property is let to GT Inns (Cleveland) Ltd for a 20 year term expiring in May 2038. The contractual rent is £40,978 pa with a concessionary rent of £20,000 pa currently in place. The lease is subject to uncapped annual RPI increases and five yearly upward only open market rent reviews. A copy of the lease is available upon request.

Guide price £175,000. VAT may be payable in addition to the purchase price. Subject to contract.

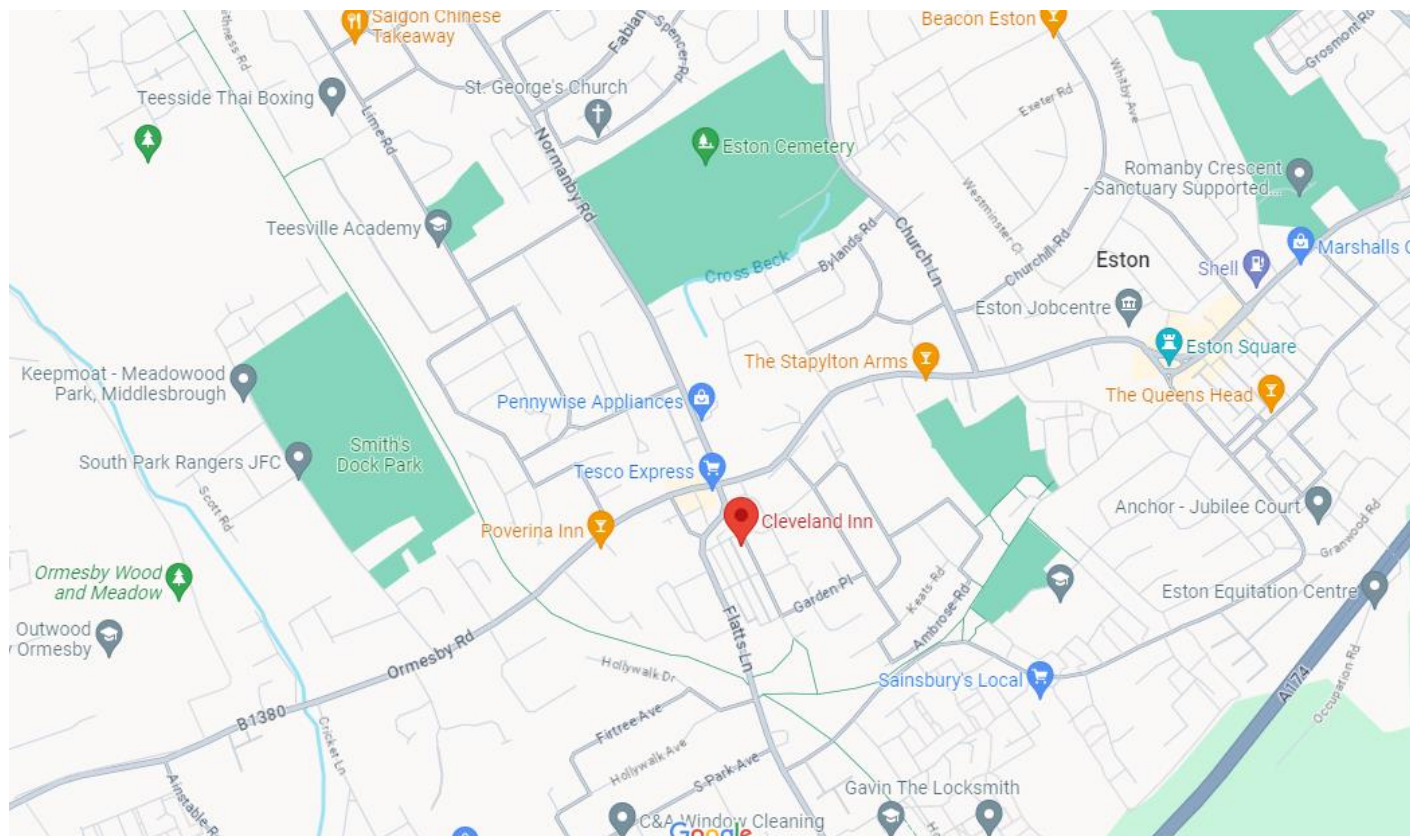
Further Information & Viewings

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

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan



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

EPC

A copy of the EPC can be provided on request.