



Project Aramis

Portfolio of 61 Freehold Pubs
in England & Wales

Comprising of a mix of Leased & Tenanted, Retail
and Managed pubs.

To be sold as individual properties, small packages
or as a group.

The Opportunity

Marston's are looking to dispose of a selection of properties across England and Wales.

Comprising of Leased and Tenanted properties, and pubs on Retail Agreements. For the latter, which if required, the purchaser can obtain vacant possession in accordance with the notice provisions of the relevant agreement.

The leased and tenanted properties are being sold subject to occupational agreements.

In addition, there are a number of Managed Houses which will be sold as going concerns. The various operational agreements are all summarised under Agreement Type on page 67.

The properties in the brochure are available to be purchased individually, in small groups or as one portfolio. For all small group and portfolio enquires please contact;

NOEL MOFFITT

Senior Director

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The Properties

#	PUB NAME	FULL ADDRESS	POSTCODE	AGREEMENT TYPE	AGENTS NAME	AGENTS NUMBER
6	Admirals Table	Bristol Road, Dunball, Bridgwater	TA6 4TN	Managed House	Nicholas Calfe	07764 241 295
7	Albert Vaults	32 Stanley Street, Holyhead	LL65 1HL	Retail Agreement	James Waterhouse	07764 241 320
8	Bax Castle	Christ's Hospital, Two Mile Ash Rd, Southwater, Horsham	RH13 0LA	TAW - Tenancy At Will	Keith Bridgen	07732 601 751
9	Bedford Arms	2 Bedford Street, Derby	DE22 3PB	Retail Agreement	Matt Hill	07855 489 281
10	Bellflower	Parkside Lane, Garstang, Preston	PR3 0JA	Managed House	Keith Stringer	07764 241 307
11	Blacksmiths	Grange Moor, Wakefield	WF4 4DS	Managed House	Alex Rex	07540 061864
12	Blenheim	Main Street, Etwall, Derby	DE65 6LP	Pillar TAW	Matt Hill	07855 489 281
13	Blue Pig	423 Hurcott Road, Kidderminster	DY10 2QQ	Retail Agreement	Alex Young	0776 4241 302
14	Bluebell	Capewell Road, Telford	TF2 6QQ	Retail Agreement	Alex Young	0776 4241 302
15	Bradford Arms	Knockin, Oswestry	SY10 8HJ	Retail TAW	Alex Young	0776 4241 302
16	Bridge Inn	Grinton, Richmond	DL11 6HH	Jennings Lease	Alex Rex	07540 061864
17	Bull & Butcher	8 Alfreton Road, Selston, Nottingham	NG16 6DJ	Retail Agreement	Matt Hill	07855 489 281
18	Bush Inn	2 Buffery Road, Dudley	DY2 8ED	42 Year Lease - Partial Tie	Neil Comley	07860 189 704
19	Crates & Grapes	29 High Street, Warsop, Mansfield	NG20 0AB	Retail TAW	Matt Hill	07855 489 281
20	Crooked House	Himley Road, Himley, Dudley	DY3 4DA	Pillar TAW	Neil Comley	07860 189 704
21	Cross Keys	Llanrwst Road, Llansanffraid Glan Conwy, Colwyn Bay	LL28 5SS	Foundation Agreement	James Waterhouse	07764 241 320
22	Derwent Walk	Ebchester Hill, Consett	DH8 0SX	Jennings Lease	Marslie McGregor	07813 072 460
23	Duke Of Wellington	Duke Street, Ruabon, Wrexham	LL14 6DE	Retail TAW	James Waterhouse	07764 241 320
24	Evergreen Inn	St John's Hill, Tenby	SA70 8EY	Foundation Agreement	Nicholas Calfe	07764 241 295
25	Firebug	1 Millstone Lane, Leicester	LE1 5JN	Open House Lease - Partial Tie	Matt Hill	07855 489 281
26	Floaters Mill	Woodstone Village, Fence Houses	DH4 6BQ	Retail TAW	Marslie McGregor	07813 072 460
27	Fountain Inn	Odnall Lane, Clent, Stourbridge	DY9 9PU	Lease	Neil Comley	07860 189 704
28	Garibaldi Inn	19 Cross Street, Stourbridge	DY8 3XE	Retail Agreement	Neil Comley	07860 189 704
29	Gate Inn	1874 Well Street, Brassington, Matlock	DE4 4HJ	Open House Lease	Matt Hill	07855 489 281
30	George Hotel	Front Street, Orton, Penrith	CA10 3RJ	Pathway 5 year	Marslie McGregor	07813 072 460
31	Griffin	57 Stainland Road, Barkisland, Halifax	HX4 0AQ	Pillar TAW	James Waterhouse	07764 241 320
32	Hampden Arms	Llangollen Road, Acrefair, Wrexham	LL14 3UG	Retail TAW	James Waterhouse	07764 241 320
33	Harlequin	136 Stamford Road, Kettering	NN16 9UA	Retail TAW	Neil Comley	07860 189 704
34	Harry Watkins	2 Millfield Road, Felinfoel, Llanelli	SA14 8HY	Foundation TAW	Nicholas Calfe	07764 241 295
35	Heart of England	Weedon Bec, Northampton	NN7 4QD	Managed House	Neil Comley	07860 189 704

The Properties

#	PUB NAME	FULL ADDRESS	POSTCODE	AGREEMENT TYPE	AGENTS NAME	AGENTS NUMBER
36	Jacksons Wharf	The Highlight, Hartlepool	TS24 0XN	Retail TAW	Marslie McGregor	07813 072 460
37	Jubilee Inn	80 Main Street, Newbold Verdon, Leicester	LE9 9NP	Foundation TAW	Matt Hill	07855 489 281
38	King Charles,	13 Broad Street, Ross-on-Wye	HR9 7EA	Retail TAW	Neil Comley	07860 189 704
39	King William	16 Pensnett Road, Dudley	DY1 2EY	Retail TAW	Neil Comley	07860 189 704
40	Malt Shovel	Moor Farm, Wirksworth Moor, Bolehill, Matlock	DE4 4GS	Foundation Agreement	Matt Hill	07855 489 281
41	Marquess of Exeter	52 Main Street, Lyddington, Oakham	LE15 9LT	Pillar TAW	Matt Hill	07855 489 281
42	Mitre Oak	Crossway Green, Stourport-on-Severn	DY13 9SG	Managed House	Neil Comley	07860 189 704
43	Oak Inn	119 Gosford Street, Coventry	CV1 5DL	Foundation TAW	Neil Comley	07860 189 704
44	Oxleathers	Cape Avenue, Stafford	ST17 9QT	Retail Agreement	Neil Comley	07860 189 704
45	Pelican	Warminster Road, Stapleford, Salisbury	SP3 4LT	Retail TAW	Richard Wood	07778 880 583
46	Plough Inn	Main Street, Caunton, Newark	NG23 6AB	Retail Agreement	Matt Hill	07855 489 281
47	Randlay Farmhouse	Randlay Avenue, Telford	TF3 2LH	Retail Agreement	Alex Young	0776 4241 302
48	Red Lion	47 Main Street, Barton-under-Needwood, Burton-on-Trent	DE13 8AA	Foundation Agreement	Alex Young	0776 4241 302
49	Red Lion	39 Park Street, Madeley, Telford	TF7 5LD	Retail Agreement	Neil Comley	07860 189 704
50	Ring O'Bells	37 Church Street, Swinton, Mexborough	S64 8EG	10 Year Lease - Free of Tie	Alex Rex	07540 061864
51	Rising Sun	162 Penistone Road, Shelley, Huddersfield	HD8 8JB	Retail TAW	James Waterhouse	07764 241 320
52	Rossmere	Owton Manor Lane, Cleveland	TS25 3AX	Retail Agreement	Marslie McGregor	07813 072 460
53	Rutland Arms	13-15 Barnby Gate, Nottingham	NG24 1PX	Retail Agreement	Matt Hill	07855 489 281
54	Saddlers Arms	High Street, Cardigan	SA43 1JG	Retail TAW	Nicholas Calfe	07764 241 295
55	Spills Meadow	Kent Street, Upper Gornal, Dudley	DY3 1UU	Retail TAW	Alex Young	0776 4241 302
56	Spital Vaults	Spital Walk, Chester	CH3 5DB	Retail Agreement	Keith Stringer	07732 601 751
57	Strickland Arms	Great Strickland, Penrith	CA10 3DF	Free of Tie Lease	Marslie McGregor	07813 072 460
58	Tafarn Pennionyn	Caernarfon Road, Caernarfon	LL54 7DE	Retail TAW	James Waterhouse	07764 241 320
59	Tipsy Terrace (Formerly Bootlegger)	30-34 High Street, Cleethorpes	DN35 8JN	Free of Tie Lease	Alex Rex	07540 061864
60	Top Monkey	Village Road, Northop Hall, Mold	CH7 6HS	Retail Agreement	Keith Stringer	07764 241 307
61	Twthill Vaults	1 Thomas Street, Caernarfon	LL55 1PB	Retail TAW	James Waterhouse	07764 241 320
62	Victoria Hotel	Dagmar Road, Dorchester	DT1 2LW	Retail TAW	Keith Bridgen	07732 601 751
63	Wellington	40 Glover's Court, Preston	PR1 3LS	Retail TAW	Keith Stringer	07732 601 751
64	Wheatsheaf	47 Stockwell Gate, Mansfield	NG18 1LA	Retail Agreement	Matt Hill	07855 489 281
65	White Lion	117 Mossy Lea Road, Wroughtington, Wigan	WN6 9RE	Open House Lease	Noel Moffitt	07713 061 594
66	White Swan Inn	Deighton, York	YO19 6HA	TAW - Tenancy At Will	Alex Rex	07540 061864

Other Information

VIEWINGS

Staff are not aware of the pending sales, therefore please do not discuss anything directly with either the operator or their staff. Please arrange all viewings and requests for further information with the Christie & Co agent, details are on each asset page, including mobile telephone number and email address.

SITE AREA

Please note all site areas shown in the brochure are approximate only, and all interested parties and purchasers at your own cost, should instruct a full measured survey, to obtain an accurate site area.

BOUNDARY PLAN

The plans edged in red are a guide to the property's boundary only. Please seek legal advice to in respect of the title plan.

VAT

Will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be at 100% if the property does not have living accommodation.

CAPITAL ALLOWANCES

The Buyer will enter into a capital allowances election on completion attributing £2 to fix the amount allocated to fixtures and fittings.

FIXTURE & FITTINGS

The Seller reserves the right to remove any third-party items, including dispense and beer flow monitor equipment, cellar cooling and any computer equipment. The purchase price, excludes fixtures & fittings, although the buyer will inherit any remaining items at the property on the day of completion, unless otherwise agreed in the contract.

STOCK

In respect of managed and retail units, the Stock in trade is to be purchased additionally and at valuation, to include dry and wet stocks, cleaning materials, fuel supplies, containers, and trade glassware.

SIGNAGE

Any signage at the Property is excluded from the sale. The Seller will be entitled to remove the signage at any time and the Buyer will permit the Seller, reasonable access to the Property within 3 months following completion.

LEGAL & SURVEYORS COSTS

Each party is responsible for their own legal and surveyor costs.

TUPE

Transfer of Undertakings for Protection of Employment. This only applies to the Managed Houses being sold.

All Deals Agreed are subject to clients Board Approval

LICENSING

The purchaser, or the solicitor acting for the Purchaser, should apply to the relevant Local Authority to clarify the requirement for appropriate licences. Under the Licensing Act 2003 it is a requirement that all premises serving or retailing alcohol must hold a premises licence and have a designated premises supervisor, who must be the holder of a personal licence.

FINANCIALS

Financial information will be provided to seriously interest parties only following a formal viewing.

ADMIRALS TABLE

Bristol Road, Dunball, Bridgwater, TA6 4TN

REFERENCE NUMBER: 3451510

TENURE: Freehold

LOCATION

Dunball is a historic market town in Somerset, where the property sits on the east side of the A38 about 3.5 miles north of the centre of Bridgwater in an area called Down End.

PROPERTY DESCRIPTION

Two-storey detached building with 55 parking spaces, including three disabled, and a beer garden to the rear with 48 covers. There are four trading areas, with 130 restaurant covers and 15 bar covers and a commercial catering kitchen. On the first floor are the 14 letting rooms. There is also a separate three bed terraced house which is used as staff accommodation.

OCCUPATIONAL FORMAT

Managed House

RATEABLE VALUE (2023 LIST)

£56,600

TRADING HOURS

Sun - Thur 12:00-22:00, Fri Sat 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.681

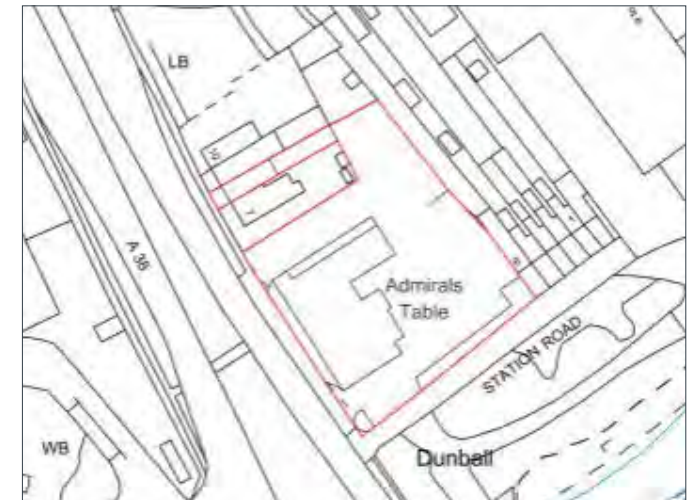
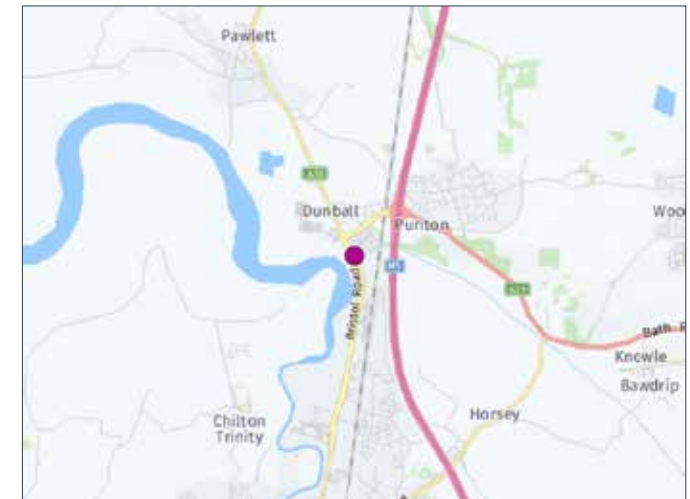
GUIDE PRICE: £1,250,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NICHOLAS CALFE

T: 07764 241 295 | E: nicholas.calfe@christie.com



ALBERT VAULTS

32 Stanley Street, Holyhead, LL65 1HL

REFERENCE NUMBER: 4256309

TENURE: Freehold

LOCATION

Holyhead is the largest town on Anglesey and is a major ferry port connecting Wales with Ireland. The Property is in an area of tertiary shops on the edge of the town centre.

PROPERTY DESCRIPTION

A terraced property with three floors. The trading area comprises one room with a bar servery to one side, timber floor, seating for 18 and a pool table to the rear. Living accommodation on the upper floors comprises living room, kitchen, bathroom and two bedrooms.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£7,400

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.017

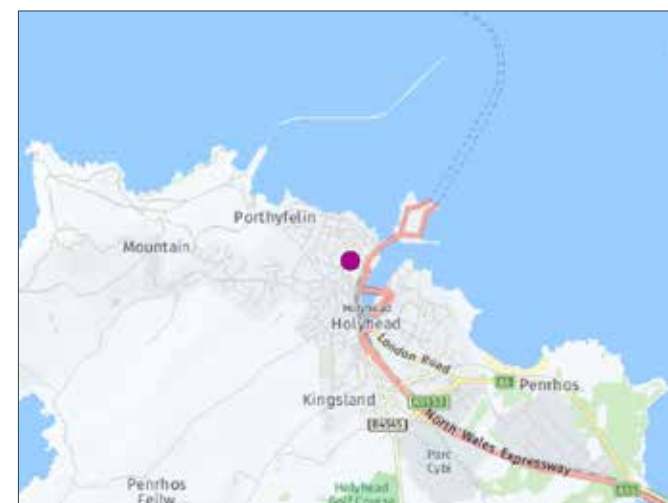
GUIDE PRICE: £250,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



BAX CASTLE

Christ's Hospital, Two Mile Ash Rd, Southwater, Horsham, RH13 0LA

REFERENCE NUMBER: 8856059

TENURE: Freehold

LOCATION

A rural location surrounded by farmland and open countryside to the north west of the village of Southwater. The nearest major town is Horsham a few miles to the north east via the A24. The A23 to the east links north to Crawley and south to Brighton.

PROPERTY DESCRIPTION

The original building comprises a detached two storey structure that has been extended to both sides and to the rear, with extensive gardens, parking and play areas. Ground floor bar with a formal restaurant to the rear and overflow restaurant to the front. Catering kitchen within side extension and ground floor beer cellar. First floor accommodation provides two double bedrooms, lounge and bathroom with a toilet provided at ground floor level.

OCCUPATIONAL FORMAT

TAW - Tenancy At Will

RATEABLE VALUE (2023 LIST)

£23,000

TRADING HOURS

Thu - Sun 12:00-22:00

EPC

Grade C

SITE AREA (ACRES)

1.047

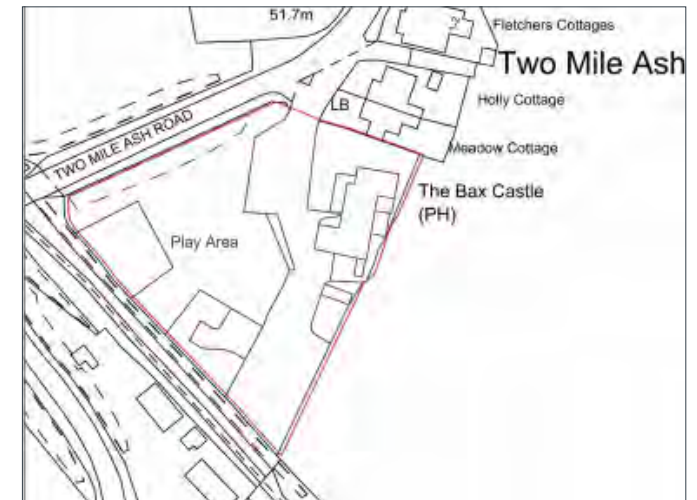
GUIDE PRICE: £750,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

KEITH BRIDGEN

T: 07732 601 751 | E: keith.bridgen@christie.com



BEDFORD ARMS

2 Bedford Street, Derby, DE22 3PB

REFERENCE NUMBER: 5752352

TENURE: Freehold

LOCATION

This well positioned community pub is located approximately one mile south west of Derby City Centre just off the A516 Uttoxeter New Road and within the Inner Ring Road. It is a focal point for the local community and has a high density of local residents within walking distance.

PROPERTY DESCRIPTION

A two storey end terrace with a single storey extension to the rear. The ground floor includes a singular bar and several sitting areas off, conservatory/pool room, toilets, kitchen leading to an outside seating area. To the first floor there is managers accommodation including two bedrooms, living room, kitchen and bathroom.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£5,200

TRADING HOURS

Mon - Sat 11:00-23:00, Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.078

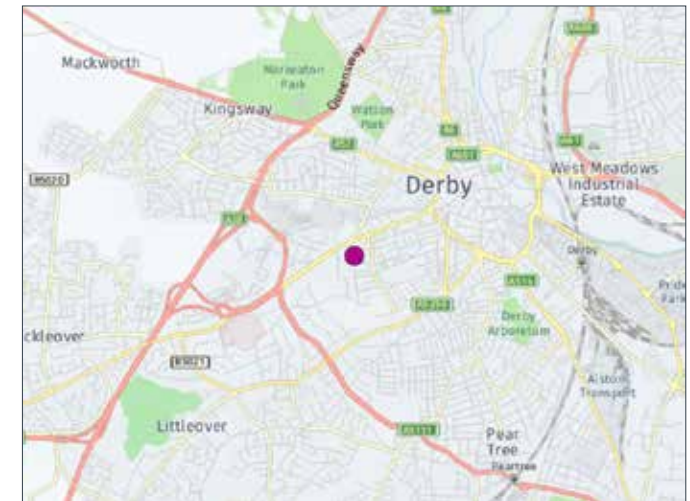
GUIDE PRICE: Offers Invited

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



BELLFLOWER

Parkside Lane, Garstang, Preston, PR3 0JA

REFERENCE NUMBER: 5652031

TENURE: Freehold

LOCATION

Prominently situated on Lancaster New Road (A6), within the village of Garstang, some 10 miles north of Preston via junction 32 of the M6 motorway.

PROPERTY DESCRIPTION

There is a large multi-sectional open-plan trade area (140), served by a centrally located bar with ample free-standing tables & chairs. Comprehensively equipped commercial kitchen and ancillary areas. Four-bedroom owner's accommodation. Lawned beer garden with 60 covers and a car park with circa 50 spaces.

OCCUPATIONAL FORMAT

Managed House

RATEABLE VALUE (2023 LIST)

£34,000

TRADING HOURS

Mon - Sun 12:00-22:00

EPC

Grade D

SITE AREA (ACRES)

0.757

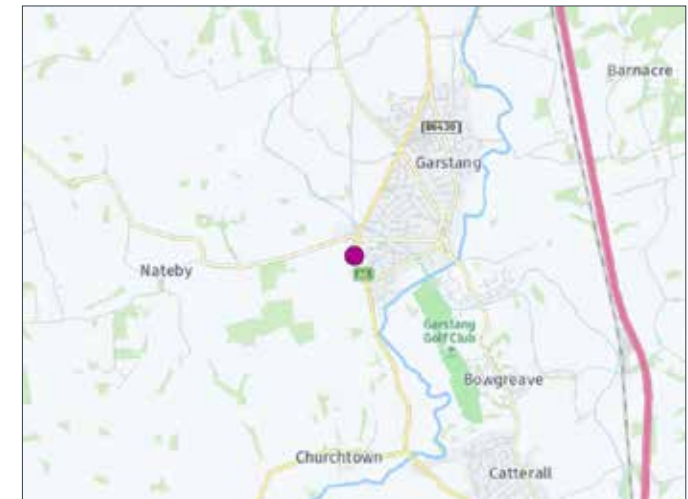
GUIDE PRICE: £950,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

KEITH STRINGER

T: 07764 241 307 | E: keith.stringer@christie.com



BLACKSMITHS

Grange Moor, Wakefield, WF4 4DS

REFERENCE NUMBER: 5455504

TENURE: Freehold

LOCATION

The property fronts onto a busy roundabout junction where the A642 meets with the A637 in an attractive semi-rural location, which is five miles east of Huddersfield town centre and seven/eight miles southwest of Wakefield city centre.

PROPERTY DESCRIPTION

A large detached two storey building with a substantial single storey extension to the rear. There is also a large car park, external trading areas together with children's play areas. A large L shaped trading area arranged around a central bar servery in typical brewer's farmhouse style, with a catering kitchen and ancillary areas.

OCCUPATIONAL FORMAT

Managed House

RATEABLE VALUE (2023 LIST)

£35,250

TRADING HOURS

Sun - Thur 12:00-21:00, Fri Sat 12:00-22:00

EPC

Grade E

SITE AREA (ACRES)

1.313

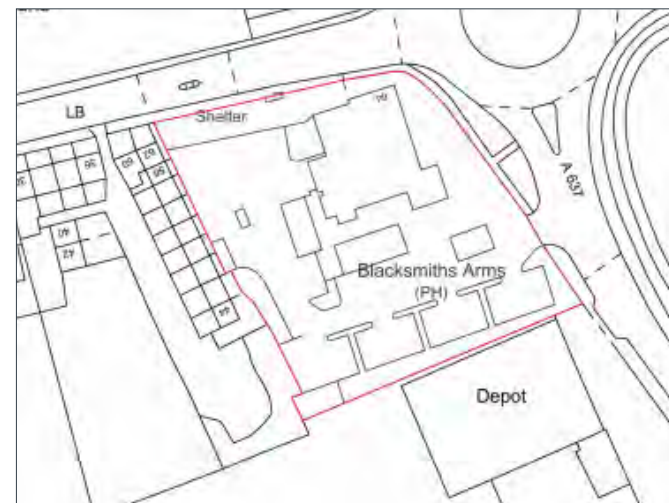
GUIDE PRICE: £725,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX REX

T: 07540 061 864 | E: alex.rex@christie.com



BLENHEIM

Main Street, Etwall, Derby, DE65 6LP

REFERENCE NUMBER: 5752353

TENURE: Freehold

LOCATION

The Blenheim is positioned just over seven miles south west of Derby City Centre. It is centrally positioned for the Derbyshire countryside and a short distance from other notable locations including; Alton Towers, Toyota, the A50 leading to the North West of England and M1 junction 24a.

PROPERTY DESCRIPTION

This large period building includes a bar and restaurant with circa 50 covers, commercial kitchen, eight lettings rooms (including seven ensuite), a function room, two/ three bedroom managers accommodation, car parking and outside seating area. This property is Grade II listed.

OCCUPATIONAL FORMAT

Pillar TAW

RATEABLE VALUE (2023 LIST)

£19,500

TRADING HOURS

Wed - Sat 12:00-22:00, Sun 12:00-20:00, Tue 16:30 - 20:00

EPC

Awaiting

SITE AREA (ACRES)

0.37

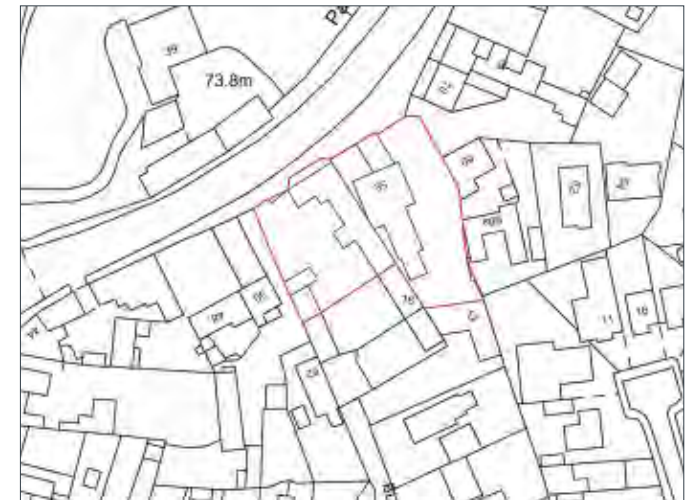
GUIDE PRICE: £625,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



BLUE PIG

Capewell Road, Telford, TF2 6QQ

REFERENCE NUMBER: 5854387

TENURE: Freehold

LOCATION

Located at the end of Capewell Road on the edge of a residential area next to Trench Pool. The property is located in north Telford in the area of Trench, a primarily residential area. The property is located next to a lake which attracts local walkers.

PROPERTY DESCRIPTION

A two-storey detached pub which has a cellar below, with a large beer garden to the rear with approximately 100 covers. The ground floor has three trading areas, a kitchen with the first floor having the owner's four bedroom accommodation.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£6,000

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.185

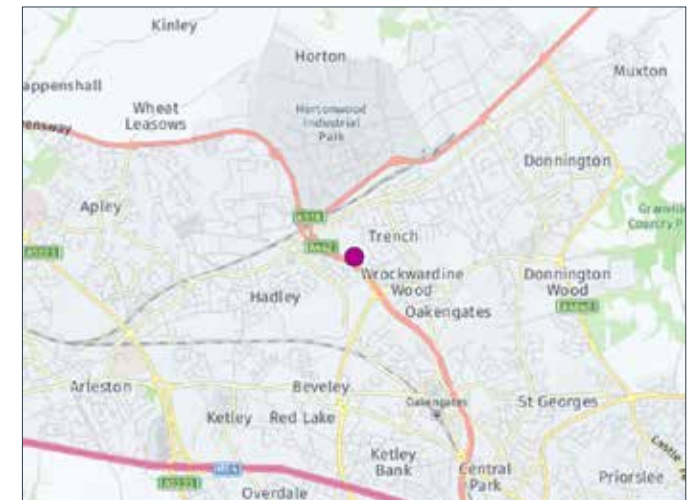
GUIDE PRICE: £375,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX YOUNG

T: 07764 241 302 | E: alex.young@christie.com



BLUEBELL

423 Hurcott Road, Kidderminster, DY10 2QQ

REFERENCE NUMBER: 5854388

TENURE: Freehold

LOCATION

Located within Kidderminster, in a residential area opposite a newly completed residential development of flats and standard housing. Kidderminster is a large market town in Worcestershire, about 17 miles southwest of Birmingham.

PROPERTY DESCRIPTION

An end-of-terrace two-storey building with a single-storey extension and a beer garden to the rear. On the ground floor are the two bar areas, with access to a sheltered area and the beer garden. On the first floor is the owner's accommodation of five bedrooms.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£5,750

TRADING HOURS

Sun - Thur 12:00-23:00, Fri & Sat 12:00-00:00

EPC

Grade E

SITE AREA (ACRES)

0.168

GUIDE PRICE: £445,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX YOUNG

T: 07764 241 302 | E: alex.young@christie.com



BRADFORD ARMS

Knockin, Oswestry, SY10 8HJ

REFERENCE NUMBER: 5854384

TENURE: Freehold

LOCATION

The property is in the village of Knockin, a village eight miles south east of Oswestry. The property is centrally located, and sits on the B4396 which is the main road going through the village.

PROPERTY DESCRIPTION

A three storey detached building from the Edwardian era. To the front of the property there is a outside seated area with circa 30 covers. The ground floor has two trading areas, as well as the main bar, kitchen and toilets. The upper two floors comprise of the tenants accomodation, which is made up of five bedrooms. The car park has approximately 20 spaces and sits behind the property and is accessed between the main building and the unused barn to the left from the main road.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£17,250

TRADING HOURS

Mon - Sat 12:00-23:00, Sun 12:00-22:00

EPC

Grade D

SITE AREA (ACRES)

0.471

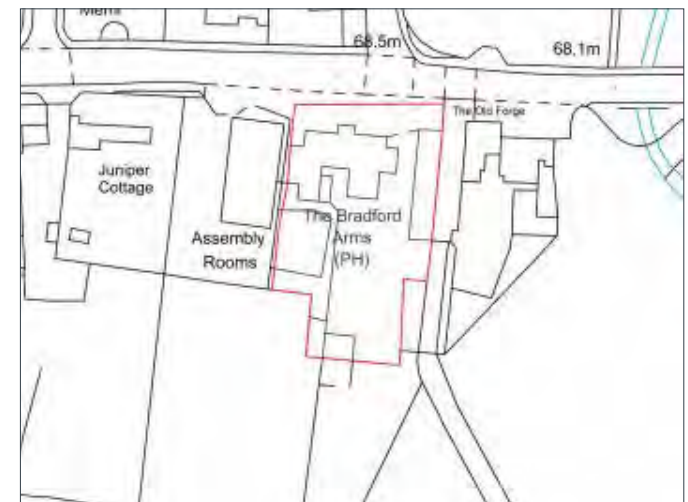
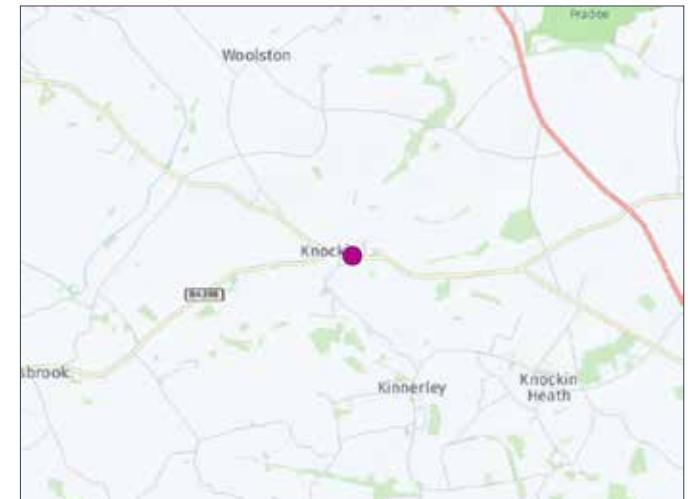
GUIDE PRICE: £575,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX YOUNG

T: 07764 241 302 | E: alex.young@christie.com



BRIDGE INN

Grinton, Richmond, DL11 6HH

REFERENCE NUMBER: 5455509

TENURE: Freehold

GUIDE PRICE: £795,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX REX

T: 07540 061 864 | E: alex.rex@christie.com

LOCATION

The pub has a prominent roadside frontage in the centre of Grinton, opposite the St Andrews Church and lies between the main road and a small brook adjoining a bridge.

PROPERTY DESCRIPTION

A part 13th century, two storey pub with car park to rear over small pedestrian bridge. The ground floor has a wooden bar servery, lounge bar (25), restaurant space with snug area (40), toilets and commercial kitchen. To the first floor there are five letting bedrooms; three double, one family, one twin and an owner's flat with two bedrooms, living room, bathroom and kitchen.

OCCUPATIONAL FORMAT

The property is let on a 20 year lease subject to a Partial Tie, expiring 27/11/2023, subject to a 5 year rent review pattern. The current passing rent is £42,000 pa.

RATEABLE VALUE (2023 LIST)

£13,000

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.329



BULL & BUTCHER

8 Alfreton Road, Selston, Nottingham, NG16 6DJ

REFERENCE NUMBER: 5779674

TENURE: Freehold

LOCATION

The property sits on Alfreton Road in a semi-rural position of Selston. Surrounding properties are mainly domestic dwellings. Selston is a town in Nottinghamshire, accessible from junction 27 of the M1 motorway, located 14 miles from Nottingham and 18 miles from Derby.

PROPERTY DESCRIPTION

Detached large two-storey Victorian property which includes car park on one side and a fully enclosed beer garden with an outside smoking shelter. The property also includes a large un-used outbuilding. To the rear, the adjoining land owner has submitted a planning application for 147 dwellings and a convenience store.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£5,250

TRADING HOURS

Mon - Fri 12:00-23:00, Sat 12:00-00:00, Sun 12:00-22:30

EPC

Grade D

SITE AREA (ACRES)

0.395

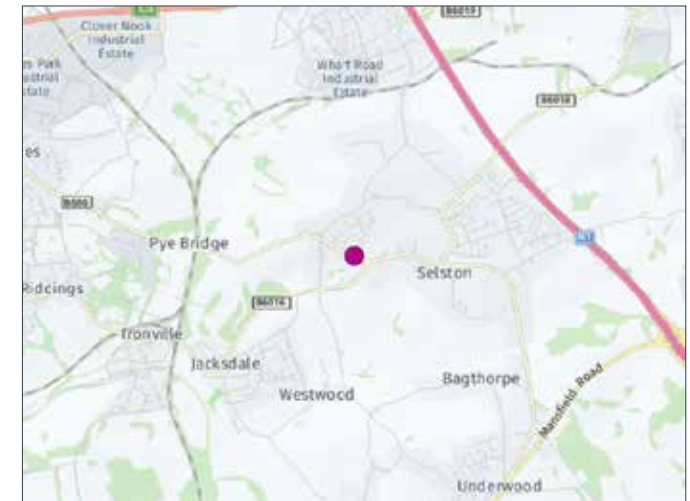
GUIDE PRICE: £465,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



BUSH INN

2 Buffery Road, Dudley, DY2 8ED

REFERENCE NUMBER: 5854390

TENURE: Freehold

LOCATION

The pub is situated at the roundabout junction off Oakham Road and Blackacre Road in the area of Dixons Green, which is a residential area located on the southeast edge of Dudley, about 0.5 miles from the city centre.

PROPERTY DESCRIPTION

The Bush Inn is a large brick built detached property with two trading areas over the ground floor and a function room. The owner's accommodation is located on the first floor and offer six bedrooms (two with ensuite bathrooms). Externally there is a small car park with 15 spaces to the side of the pub.

OCCUPATIONAL FORMAT

Initial 21 year lease term granted 12/08/1996; renewed terms expires 11/08/2038. Partial Tie. Current rent £18,013.

RATEABLE VALUE (2023 LIST)

£2,500

TRADING HOURS

Mon - Sun 11:30-23:00

EPC

Grade D

SITE AREA (ACRES)

0.241

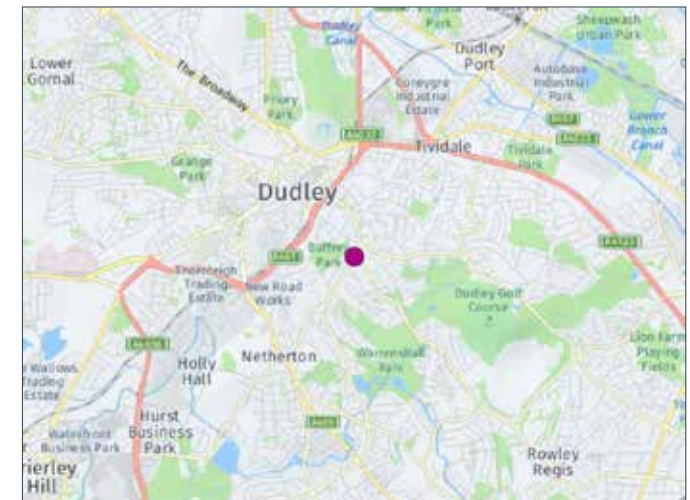
GUIDE PRICE: £350,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



CRATES & GRAPES

29 High Street, Warsop, Mansfield, NG20 0AB

REFERENCE NUMBER: 5752356

TENURE: Freehold

LOCATION

This bar is located on High Street, in the town of Warsop which is four miles from Mansfield in Nottinghamshire. It is located near the town's shops and local amenities.

PROPERTY DESCRIPTION

A three storey building, the bar at the front of the building leads to a number of seating areas and outside courtyard which offers space for circa 80 covers. There is a commercial kitchen and owner's accommodation over two floors offering three bedrooms. The property is Grade II listed.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£7,950

TRADING HOURS

Sun - Thur 12:00-23:00, Fri & Sat 12:00-01:00

EPC

Grade D

SITE AREA (ACRES)

0.085

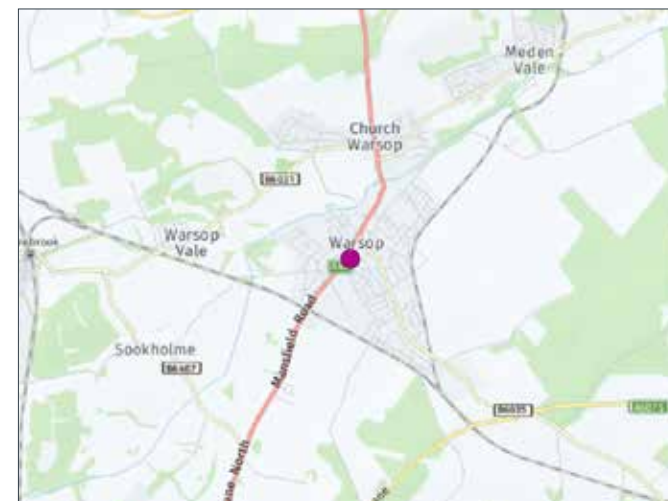
GUIDE PRICE: £590,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



CROOKED HOUSE

Himley Road, Himley, Dudley, DY3 4DA

REFERENCE NUMBER: 5854391

TENURE: Freehold

LOCATION

The Crooked House is located just off the B4176 between Telford and Dudley, close to the Himley. The town of Wombourne is situated approximately four miles to the north, and Dudley is three and a half miles to the east.

PROPERTY DESCRIPTION

The Crooked House was built in 1765 originally as a farmhouse. During the 19th century the pub began to sink as a result of mining subsidence, before Wolverhampton & Dudley Breweries bought it and made it structurally safe in the 1940's, naming it the Crooked House based its appearance. The pub has three trading areas including a separate restaurant (50). Externally there is car parking to the front with 20 spaces, a kids play area, beer garden and allotments to the rear.

OCCUPATIONAL FORMAT

Pillar TAW

RATEABLE VALUE (2023 LIST)

£18,250

TRADING HOURS

Sun - Thur 12:00-20:30, Fri & Sat 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

N/A*

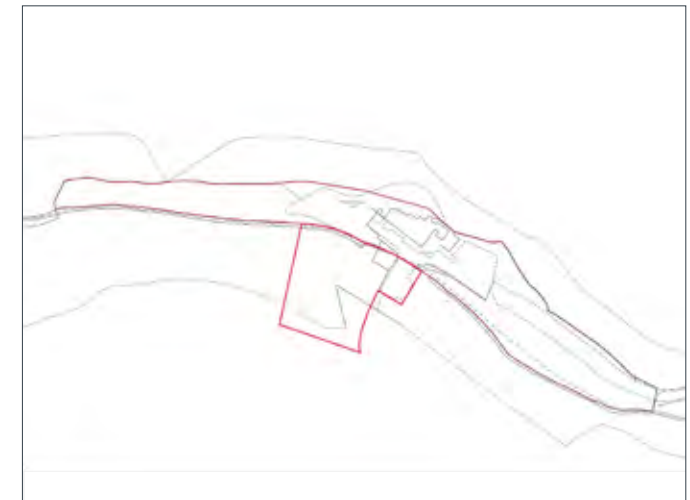
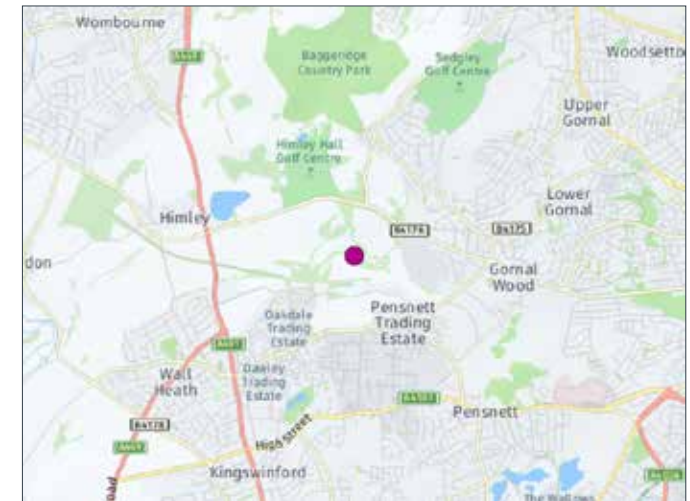
GUIDE PRICE: £675,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



CROSS KEYS

Llanrwst Road, Llansanffraid Glan Conwy, Colwyn Bay, LL28 5SS

REFERENCE NUMBER: 4256306

TENURE: Freehold

LOCATION

Cross keys is situated in the village of Glan Conwy, Llansanffraid Glan Conwy faces the town of Conwy across the estuary of the River Conwy. Located five miles south of Llandudno, and 1 mile south of Llandudno Junction. This is also on the London to Holyhead main railway line. The A470 Trunk Road runs through the village, the trunk road is officially known as the Glan Conwy Corner to Cardiff trunk road.

PROPERTY DESCRIPTION

The property is a two storey, terraced building. The pub internally has 50 covers with the one main bar area, the beer garden which looks out over the property has 40 covers. Two double sized bedrooms with living area with large kitchen and bathroom area. On street parking.

OCCUPATIONAL FORMAT

Foundation Agreement

RATEABLE VALUE (2023 LIST)

£6,400

TRADING HOURS

Sun - Thur 16:00-00:00, Fri & Sat 12:00-00:00

EPC

Grade C

SITE AREA (ACRES)

0.12

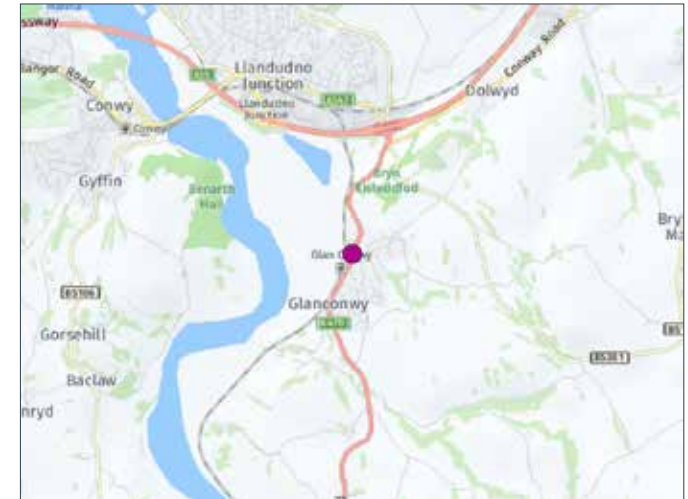
GUIDE PRICE: £275,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



DERWENT WALK

Ebchester Hill, Consett, DH8 0SX

REFERENCE NUMBER: 6450506

TENURE: Freehold

LOCATION

A traditional British pub, situated in the centre of the Derwent Valley, on the outskirts of Ebchester. The property sits close to the A694 and about 14 miles south-west of Newcastle upon Tyne, it is easily accessible from the Derwent Walk at the old Ebchester station and is popular with walkers, cyclists and families.

PROPERTY DESCRIPTION

The property comprises of: 20 cover bar, 76 cover restaurant areas, commercial kitchen, beer garden to side, storage facilities and ample parking. Owner's accommodation comprises of a two bedroom flat, one room has an one ensuite, another with shower, a living room, small kitchen, and storage.

OCCUPATIONAL FORMAT

The property is let on a 10 year lease subject to a Partial Tie, expiring 14/08/2032, subject to a 5 year rent review pattern. The current passing rent is £36,000.

RATEABLE VALUE (2023 LIST)

£14,500

TRADING HOURS

Mon - Fri 12:00-23:00, Sat & Sun 12:00-23:30

EPC

Grade D

SITE AREA (ACRES)

2.287

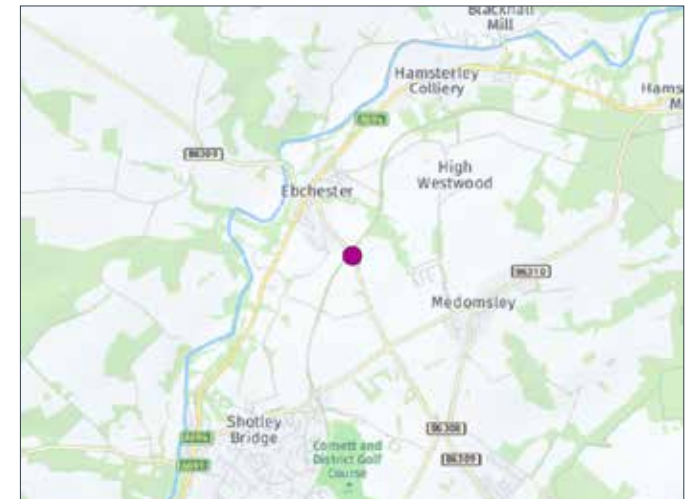
GUIDE PRICE: £725,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MARSLIE MCGREGOR

T: 07813 072 460 | E: marslie.mcgregor@christie.com



DUKE OF WELLINGTON

Duke Street, Ruabon, Wrexham, LL14 6DE

REFERENCE NUMBER: 4256307

TENURE: Freehold

LOCATION

Duke of Wellington is in the village of Ruabon in Wrexham with links to the surrounding areas and is situated minutes from the A539 slip road off the A483.

PROPERTY DESCRIPTION

The pub internally has 40 covers within the one main bar area, with a very large beer garden which has 60 covers. Living accommodation with five double bedrooms, living area, kitchen and a bathroom. Car park at the side of the property with six spaces & one small outbuilding for storage.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£11,150

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.124

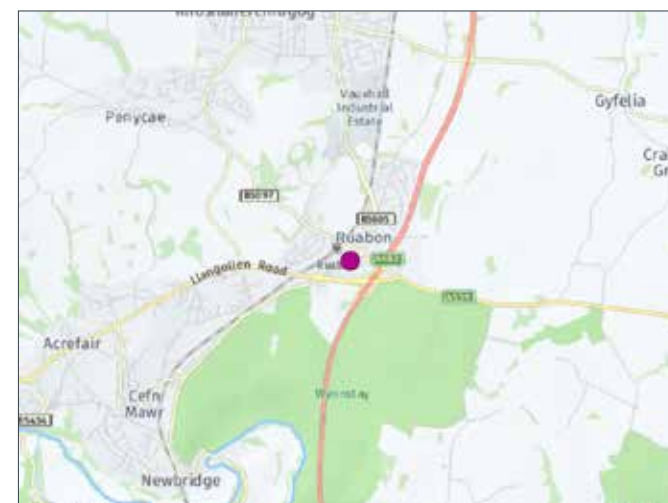
GUIDE PRICE: £535,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



EVERGREEN INN

St John's Hill, Tenby, SA70 8EY

REFERENCE NUMBER: 3451506

TENURE: Freehold

LOCATION

The property sits in central Tenby, west off the A478 along St John's Hill. Tenby is a town on the south coast of Wales, in the county of Pembrokeshire. The town is mainly known for its two and a half mile long beach and its 13th century medieval town walls.

PROPERTY DESCRIPTION

Two-storey terraced building with a patio area to the front. The ground floor consists of one open plan bar and a dining area. The first floor has the commercial kitchen, as well as the two-bed occupier accommodation with separate access to the rear.

OCCUPATIONAL FORMAT

Foundation Agreement

RATEABLE VALUE (2023 LIST)

£8,750

TRADING HOURS

Mon - Fri 15:00-21:00, Sat & Sun 12:00-21:00

EPC

Grade C

SITE AREA (ACRES)

0.111

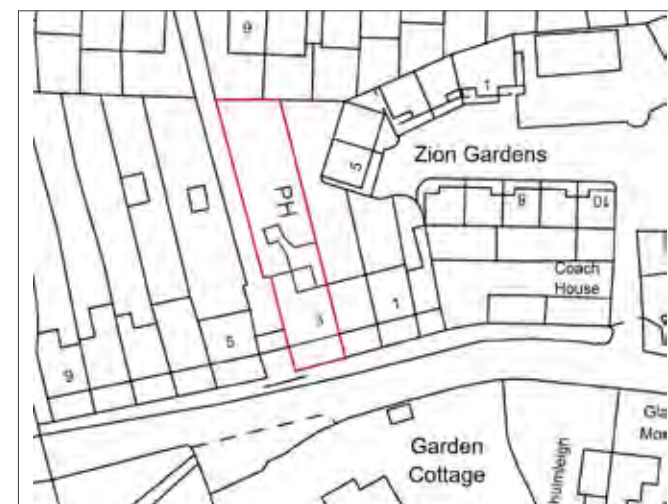
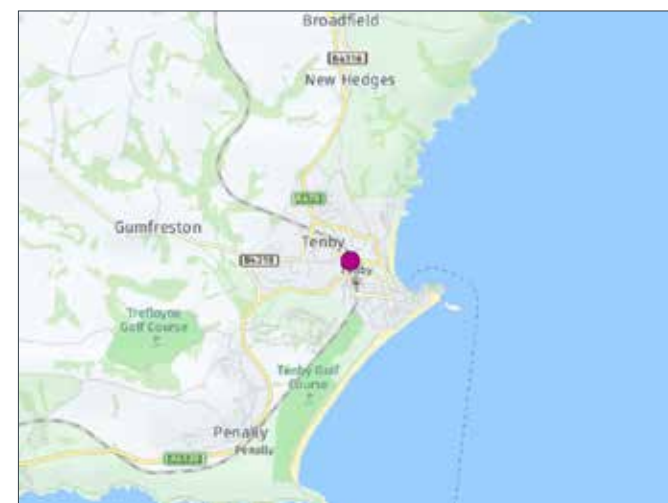
GUIDE PRICE: £350,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NICHOLAS CALFE

T: 07764 241 295 | E: nicholas.calfe@christie.com



FIREBUG

1 Millstone Lane, Leicester, LE1 5JN

REFERENCE NUMBER: 5752360

TENURE: Freehold

LOCATION

Located in Leicester City Centre and close to the student district. The property sits on the corner of Pocklingtons Walk and Millstone Lane.

PROPERTY DESCRIPTION

It has a bar area to the ground floor (circa 250 capacity) and first floor room with additional bar and games room (circa 100), and there is a beer garden to the rear. There is also a commercial kitchen, cellars and a first floor manager flat incorporating three bedrooms.

OCCUPATIONAL FORMAT

The property is let on a 21 year lease subject to a Partial Tie, expiring 05/04/2036 subject to a five year rent review pattern. The current passing rent is £45,000 pa.

RATEABLE VALUE (2023 LIST)

£118,000

TRADING HOURS

Mon - Sun 12:00-04:00

EPC

Grade E

SITE AREA (ACRES)

0.116

GUIDE PRICE: £1,650,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



FLOATERS MILL

Woodstone Village, Fence Houses DH4 6BQ

REFERENCE NUMBER: 6450503

TENURE: Freehold

LOCATION

Located in the village of Fence Houses, one mile west of the town of Houghton-le-Spring, and six miles south-west of the city of Sunderland in Tyne and Wear.

PROPERTY DESCRIPTION

The property comprises of: two bar areas, including pool room, 90 cover restaurant areas with a conservatory, commercial kitchen, beer gardens both to rear and front, childrens play area, storage facilities and a car park. Owner's accommodation comprising of three bedrooms, living area, kitchen, and a bathroom.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£9,100

TRADING HOURS

Sun - Thur 11:00-23:00, Fri & Sat 12:00-00:00

EPC

Grade D

SITE AREA (ACRES)

1.02

GUIDE PRICE: £550,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MARSLIE MCGREGOR

T: 07813 072 460 | E: marslie.mcgregor@christie.com



FOUNTAIN INN

Odnall Lane, Clent, Stourbridge, DY9 9PU

REFERENCE NUMBER: 5854392

TENURE: Freehold

LOCATION

The Fountain Inn is located in the Worcestershire village of Clent, located just off the A491 Stourbridge Road. Clent itself is surrounded by the rural villages of Hagley, Belbroughton, Blakedown and Bell End.

PROPERTY DESCRIPTION

The pub is a two storey brick and rendered property with car parking to both the front and rear of the premises. The open plan bar area has seating for 62 on the ground floor, and on the first floor is the function room, skittles alley and owner's accommodation. Outside there are several outbuildings offering a variety of storage options.

OCCUPATIONAL FORMAT

The property is let on a 21 year lease from 24/08/2000. 10 year lease extension has been agreed, but not yet formalised. The current passing rent is £45,000 pa.

RATEABLE VALUE (2023 LIST)

£63,500

TRADING HOURS

Mon - Sat 11:00-00:00, Sun 11:00-22:00

EPC

Grade D

SITE AREA (ACRES)

0.542

GUIDE PRICE: £925,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



GARIBALDI INN

19 Cross Street, Stourbridge, DY8 3XE

REFERENCE NUMBER: 5854393

TENURE: Freehold

LOCATION

The property is located in a densely populated residential area half a mile from Stourbridge town centre, on the corner of Cross Street and Cleveland Street.

PROPERTY DESCRIPTION

The pub is a two storey detached corner-property constructed of brick elevations. The ground floor comprises three trading areas with covers for 80 in total. This property is Grade II listed.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£7,500

TRADING HOURS

Mon - Sat 11:00-23:00, Sun 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.198

GUIDE PRICE: £510,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



GATE INN

1874 Well Street, Brassington, Matlock, DE4 4HJ

REFERENCE NUMBER: 5752354

TENURE: Freehold

LOCATION

Located in a village of Brassington near Matlock (10 miles) in the Derbyshire Dales. It is located about 40 minutes north west from Derby City Centre and is surrounded other villages, countryside walks and historic amenities.

PROPERTY DESCRIPTION

There are three main rooms for covers up to approximately 75, along with a commercial kitchen with storage. There is also a car park and gardens. The owner's accommodation is to the first floor, with three double bedrooms. In addition, there is a paddock to the rear.

OCCUPATIONAL FORMAT

The property is let on a 21 year lease subject to a Full Tie, expiring 12/11/2025, subject to a 5 year rent review pattern, the next on 12/11/2024. The current passing rent is £36,176 pa.

RATEABLE VALUE (2023 LIST)

£12,000

TRADING HOURS

Wed & Thu 12:00-15:00 then 17:00-23:00, Fri-Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

1.781

GUIDE PRICE: £950,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



GEORGE HOTEL

Front Street, Orton, Penrith, CA10 3RJ

REFERENCE NUMBER: 5652036

TENURE: Freehold

LOCATION

The George is a traditional Inn set in the village of Orton, part of the Yorkshire Dales National Park, on the border of the Howgills and the Eden Valley. South of Penrith and three minutes from the M6 (Junction 38), a lot of trade comes from it being a cyclist and walkers destination Inn, located on various coast to coast and cycle routes including Alfred Wainwright's Coast to Coast walk and Walney to Wear & Whitby Cycle Route (W2W).

PROPERTY DESCRIPTION

Comprises of 20 cover bar, 40 cover restaurant, commercial kitchen, beer garden, storage and external bike sheds. There are eight well appointed guest rooms, including a single, double/twin and a family room. Camping facilities for up to four to five tents. There is also a separate owners accommodation which comprises of three bedroom flat, living room, kitchen, bathroom, and office.

OCCUPATIONAL FORMAT

Pathway 5 year

RATEABLE VALUE (2023 LIST)

£10,000

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.192

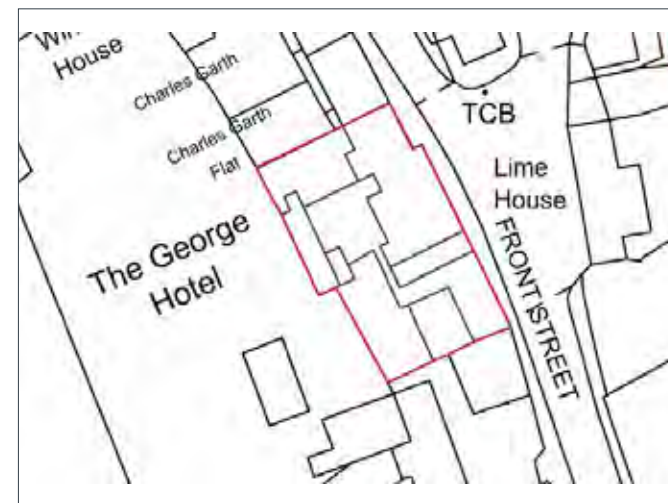
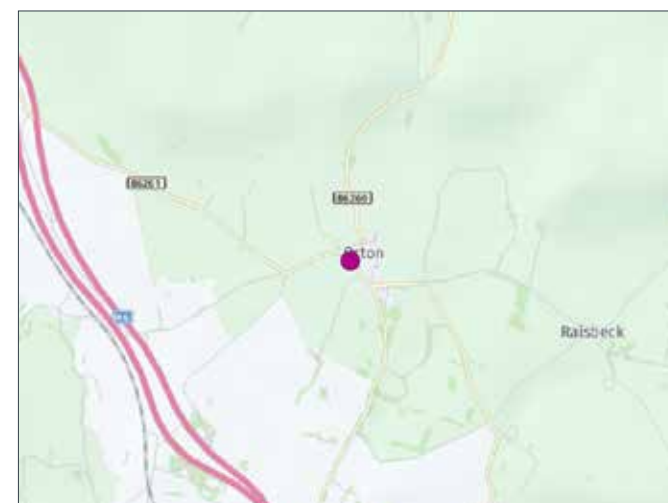
GUIDE PRICE: £785,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MARSLIE MCGREGOR

T: 07813 072 460 | E: marslie.mcgregor@christie.com



GRIFFIN INN

57 Stainland Road, Barkisland, Halifax, HX4 0AQ

REFERENCE NUMBER: 5455504

TENURE: Freehold

LOCATION

The Griffin Inn is situated in the area of barkisland, Halifax, which sits in the Calderdale valley with views of the surrounding area. With direct links to Leeds and Manchester, it is a short drive of 15 minutes to the M62 via the A58 & A672.

PROPERTY DESCRIPTION

A terraced two storey stone built property, with a single storey extension to the rear. There's a public car park opposite and one further down the road. There is also a patio trading area to the side which is a part flying freehold. Three trading areas on the ground floor and more formal restaurant area to the rear. Fully equipped catering kitchen and customer toilets. First floor recently renovated to provide four ensuite letting bedrooms, a staff room, domestic kitchen and storage space. This property is Grade II listed.

OCCUPATIONAL FORMAT

Pillar TAW

RATEABLE VALUE (2023 LIST)

£4,500

TRADING HOURS

Wed & Thu 12:00-22:00, Fri & Sat 12:00-23:00, Sun 12:00-20:00

EPC

Grade D

SITE AREA (ACRES)

0.349

GUIDE PRICE: £495,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



HAMPDEN ARMS

Llangollen Road, Acrefair, Wrexham, LL14 3UG

REFERENCE NUMBER: 4256308

TENURE: Freehold

LOCATION

Hampden Arms sits in Acrefair which is a village in Wrexham, North Wales. With excellent links to the A483 which leads to Chester/ Manchester via the M53/M56.

PROPERTY DESCRIPTION

Hampden Arms internally has 70 covers with a long main bar area and a beer garden in excess of 40 covers. There is an owner's accommodation of two double bedrooms, with a kitchen and a bathroom. Car park with 30 spaces & also has an outbuilding for storage.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£10,250

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.902

GUIDE PRICE: £610,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



HARLEQUIN

136 Stamford Road, Kettering, NN16 9UA

REFERENCE NUMBER: 5854394

TENURE: Freehold

LOCATION

The property is located off Stamford Road, in a residential area to the northeast of Kettering. Located eight miles north of Wellingborough and nine miles south of Corby.

PROPERTY DESCRIPTION

A two storey detached estate pub of brick elevations beneath a pitched tiled roof. The property offers two trading areas over the ground floor kitchen, with the first floor having the owner's accommodation. Externally there is a car park with 15 spaces, as well as a beer patio and an enclosed garden.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£6,500

TRADING HOURS

Sun - Thu 12:00-23:00, Fri & Sat 12:00-00:00

EPC

Grade D

SITE AREA (ACRES)

0.346

GUIDE PRICE: £385,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



HARRY WATKINS

2 Millfield Road, Felinfoel, Llanelli, SA14 8HY

REFERENCE NUMBER: 3451507

TENURE: Freehold

LOCATION

The pub sits on the A476 next to Holy Trinity Church in the north of Llanelli in an area called Felinfoel, in Dyfed, Wales. The property is approximately 11.5 mile west of Swansea, and the market town has a population of 25,168.

PROPERTY DESCRIPTION

The pub has three distinct linked trading areas comprising: an L shaped main bar with seating for (40), opening through to a sports bar with seating for 20, and a conservatory dining room seating about (42), also off the main bar. The back of house includes a fully equipped commercial kitchen. Three-bedroom owners' accommodation above the pub comprising a fitted kitchen. Externally there is an enclosed walled garden with seating for approximately 40. To the rear is a self contained unit which was previously let to a book makers.

OCCUPATIONAL FORMAT

Foundation TAW

RATEABLE VALUE (2023 LIST)

£21,000

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.144

GUIDE PRICE: £435,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NICHOLAS CALFE

T: 07764 241 295 | E: nicholas.calfe@christie.com



HEART OF ENGLAND

Weedon Bec, Northampton, NN7 4QD

REFERENCE NUMBER: 5854395

TENURE: Freehold

LOCATION

The property is situated in Weedon Bec, close to the A5/A45 intersection in Northamptonshire. Daventry lies four miles to the west and Northampton 10 miles to the east.

PROPERTY DESCRIPTION

The property is an 18th century converted farmhouse. There are three trading areas offering in excess of 120 covers and a commercial kitchen over the ground floor level. The first and second floors has 12 letting bedrooms. Externally there is a beer garden, children's play area and car parking 55.

OCCUPATIONAL FORMAT

Managed House

RATEABLE VALUE (2023 LIST)

£33,000

TRADING HOURS

Mon - Sat 07:00-23:00, Sun 07:00-22:30

EPC

Grade C

SITE AREA (ACRES)

1.003

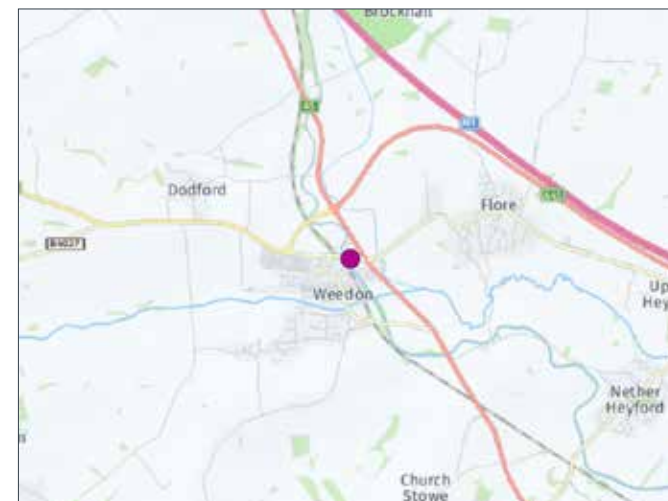
GUIDE PRICE: £950,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



JACKSONS WHARF

The Highlight, Hartlepool, TS24 0XN

REFERENCE NUMBER: 6450505

TENURE: Freehold

GUIDE PRICE: £970,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MARSLIE MCGREGOR

T: 07813 072 460 | E: marslie.mcgregor@christie.com

LOCATION

Located in the Hartlepool Marina, with a view of HMS Trincomalee. Hartlepool Marina is also a visitor destination which is open 24/7 365 days per year and surrounded by a mix of bistros, bars, cafes, restaurants and entertainment options.

PROPERTY DESCRIPTION

The property comprises of: bar, 140 cover restaurant areas, commercial kitchen, outdoor terrace to the front overlooking the marina (approx. 160 covers), storage facilities and car parking. Owner's accommodation comprises of three bedrooms, lounge area, kitchen, and a bathroom.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£32,000

TRADING HOURS

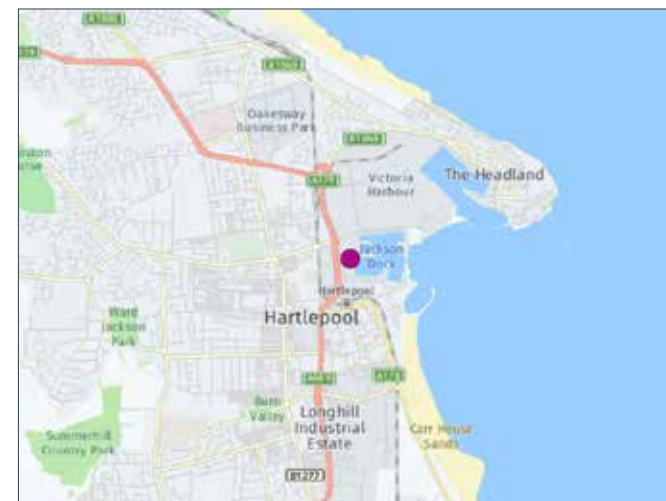
Mon - Sun 12:00-22:00

EPC

Grade E

SITE AREA (ACRES)

0.544



JUBILEE INN

80 Main Street, Newbold Verdon, Leicester, LE9 9NP

REFERENCE NUMBER: 5752361

TENURE: Freehold

LOCATION

Newbold Verdon is a village located nine miles west of Leicester City Centre. Which is close to several tourist attractions, road links and other amenities.

PROPERTY DESCRIPTION

A traditional pub with two seating areas, outside beer garden and car parking. There is a manager's accommodation on the first floor with a bathroom and the kitchen is on the ground floor.

OCCUPATIONAL FORMAT

Foundation TAW

RATEABLE VALUE (2023 LIST)

£9,000

TRADING HOURS

Sun - Thu 11:00-23:00 Fri & Sat 11:00-00:00

EPC

Grade D

SITE AREA (ACRES)

0.261

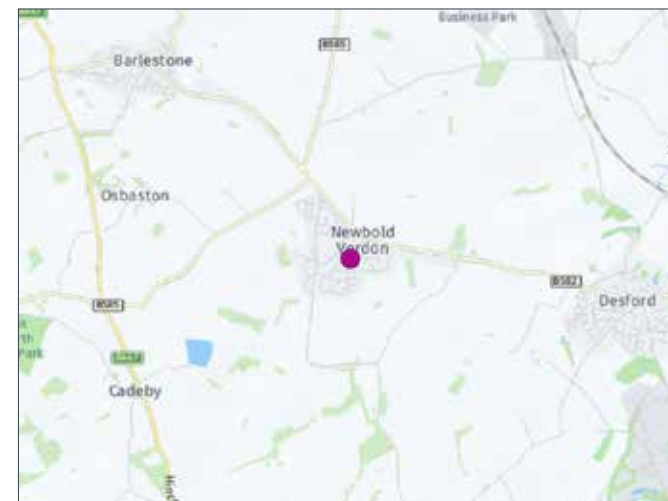
GUIDE PRICE: £685,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



KING CHARLES,

13 Broad Street, Ross-on-Wye, HR9 7EA

REFERENCE NUMBER: 3451512

TENURE: Freehold

LOCATION

The property is located in the town centre of Ross-On-Wye fronting Broad Street, the B4234. Ross-On-Wye itself is located in the Wye Valley.

PROPERTY DESCRIPTION

A three storey terraced property with trading areas over the ground floor including an open plan restaurant (60). Externally there is a trade patio (60) to the rear of the premises. On the upper floors is an office as well as the three bedroom private accommodation. This property is Grade II listed.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£11,600

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade E

SITE AREA (ACRES)

0.135

GUIDE PRICE: £525,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



KING WILLIAM

16 Pensnett Road, Dudley, DY1 2EY

REFERENCE NUMBER: 5854396

TENURE: Freehold

LOCATION

The property fronts the Pensnett Road just off the A4036, approximately two miles southwest of Dudley town centre. Merry Hill shopping centre lies one and a half miles to the south.

PROPERTY DESCRIPTION

A two storey detached property which has a bar area (25) and lounge (30) and a kitchen over the ground floor. Three bedroom owner's accommodation is located on the first floor and externally there is car parking for 30.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£8,000

TRADING HOURS

Mon - Sat 12:00-23:00, Sun 12:00-22:00

EPC

Grade D

SITE AREA (ACRES)

0.511

GUIDE PRICE: £645,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



MALT SHOVEL

Moor Farm, Wirksworth Moor, Bolehill, Matlock, DE4 4GS

REFERENCE NUMBER: 5752355

TENURE: Freehold

LOCATION

This pub and restaurant is situated on the edge of the village of Middleton in rural Derbyshire. Derby City Centre is approximately 15 miles south and Matlock is approximately 6 miles north of the property. Positioned on the edge of the Peak District National park, the pub is used by walkers, local residents and visitors.

PROPERTY DESCRIPTION

Located on a corner position, the trading area on the ground floor comprises two main rooms and a enclosed courtyard. In addition there is a commercial kitchen and storage. Owner's accommodation to the first floor to includes three bedrooms.

OCCUPATIONAL FORMAT

Foundation Agreement

RATEABLE VALUE (2023 LIST)

£5,000

TRADING HOURS

Mon - Fri 16:00-23:00, Sat & Sun 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.115

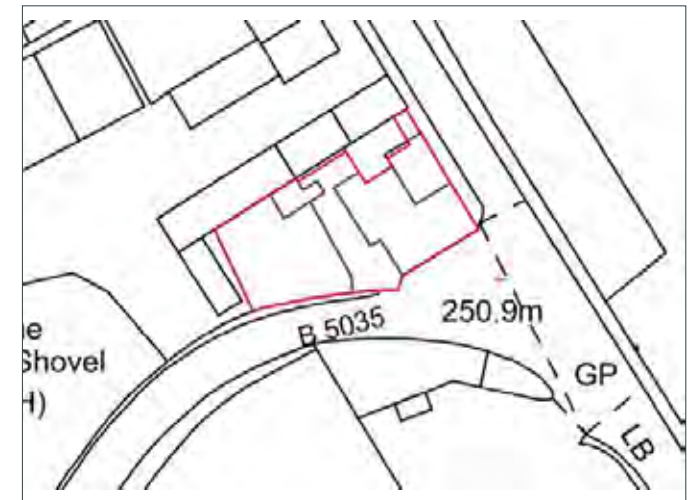
GUIDE PRICE: £425,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



MARQUESS OF EXETER

52 Main Street, Lyddington, Oakham, LE15 9LT

REFERENCE NUMBER: 5752362

TENURE: Freehold

LOCATION

Situated in the centre of the village of Lyddington in Rutland, Leicestershire. It is approximately 30 miles from Leicester City Centre and only five miles from Rutland water reservoir.

PROPERTY DESCRIPTION

The property includes; bar area (20), restaurant (60) and small function room, commercial kitchen, 17 lettings rooms, and a four bedroom managers accommodation, car parking and garden areas. This property is Grade II listed.

OCCUPATIONAL FORMAT

Pillar TAW

RATEABLE VALUE (2023 LIST)

Not applicable

TRADING HOURS

Mon - Sat 12:00-22:00, Sun 12:00-17:00

EPC

Grade B

SITE AREA (ACRES)

1.956

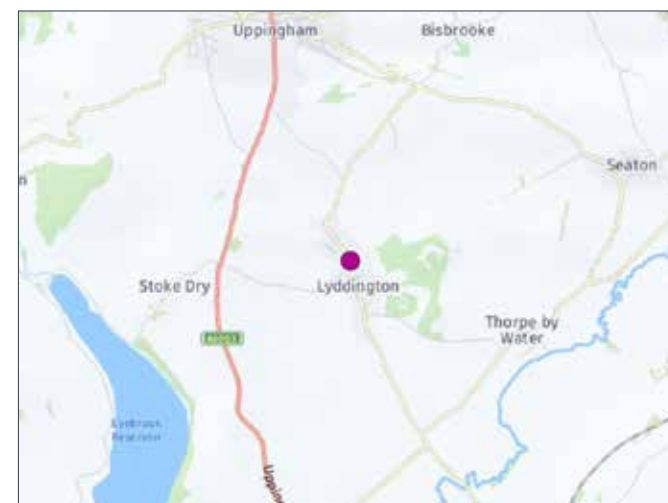
GUIDE PRICE: £1,350,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



MITRE OAK

Crossway Green, Stourport-on-Severn, DY13 9SG

REFERENCE NUMBER: 5854397

TENURE: Freehold

LOCATION

The Mitre Oak fronts the A449 trunk road that runs from Kidderminster to Worcester at a roundabout in this rural location. Hartlebury is situated approximately two miles north of the Mitre Oak, and Ombersley is three miles to the south.

PROPERTY DESCRIPTION

The detached managed house has three trading areas over the ground floor giving approximately 140 covers and a commercial kitchen. To the first floor are two flats and a separate three bedrooms owner's accommodation. Externally there is a beer garden and children's play area, a outbuilding plus car parking for 70.

OCCUPATIONAL FORMAT

Managed House

RATEABLE VALUE (2023 LIST)

£35,900

TRADING HOURS

Mon - Sat 11:00-23:00, Sun 11:00-22:30

EPC

Grade A

SITE AREA (ACRES)

1.411

GUIDE PRICE: £1,600,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



OAK INN

119 Gosford Street, Coventry, CV1 5DL

REFERENCE NUMBER: 5854398

TENURE: Freehold

LOCATION

The property is situated inside the Coventry ring road on Gosford Street in Coventry city centre, next to Coventry University and about 100 yards from Gosford Street car park.

PROPERTY DESCRIPTION

The Oak Inn is a two storey semi-detached pub which has been extended to the rear to offer up to 70 internal covers with a separate darts area. Externally there is seating for 80+ and outbuildings which are used as a food serveries, plus car parking for 15 to the rear. To the first floor is a two bedroom flat. This property is Grade II listed.

OCCUPATIONAL FORMAT

Foundation TAW

RATEABLE VALUE (2023 LIST)

£44,250

TRADING HOURS

Mon - Thu 11:30-23:30, Fri-Sun 11:30-03:00

EPC

Grade E

SITE AREA (ACRES)

0.236

GUIDE PRICE: Offers Invited

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



OXLEATHERS

Cape Avenue, Stafford, ST17 9FL

REFERENCE NUMBER: 5854399

TENURE: Freehold

LOCATION

The pub is situated between the Highfields and Western Downs estates, about two and a half miles southwest of Stafford town centre in a residential area off the A518 trunk road.

PROPERTY DESCRIPTION

The Oxleathers is a purpose-built pub, which offers separate bar and lounge trading areas over the ground floor. With first floor having the owner's accommodation. Externally there is an enclosed beer garden to the rear, and car parking for 30.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£8,000

TRADING HOURS

Mon - Fri 14:00-23:00, Sat & Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.781

GUIDE PRICE: £495,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



PELICAN

Warminster Road, Stapleford, Salisbury, SP3 4LT

REFERENCE NUMBER: 3858235

TENURE: Freehold

LOCATION

The Pelican occupies a prominent roadside location adjacent to the A36, in the village of Stapleford. The pub lies approximately 7.5 miles northwest of Salisbury and 13.5 miles southwest of Warminster, within the county of Wiltshire.

PROPERTY DESCRIPTION

The pub comprises a bar area, restaurant, snug, commercial kitchen, and beer cellar. Four-bedroom owner's accommodation arranged over the first floor, with independent access via an external staircase leading to the rear of the property. Externally there are five double en suite letting rooms with external access to all rooms, two car parks located to either side of the building for 27 vehicles, along with a beer garden, paved terrace and decking area.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£38,000

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.748

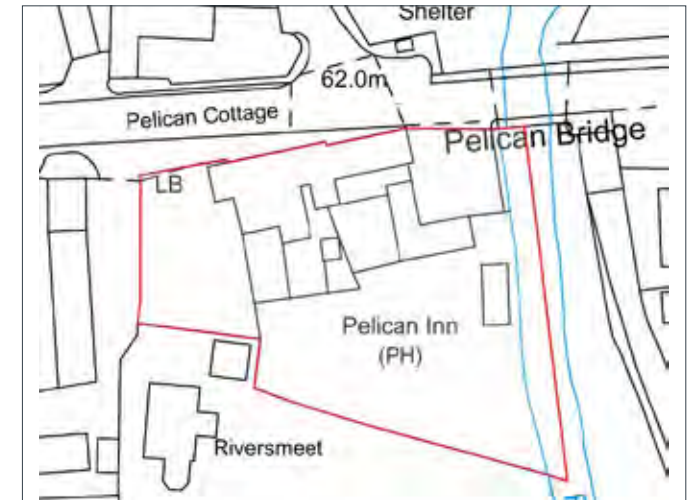
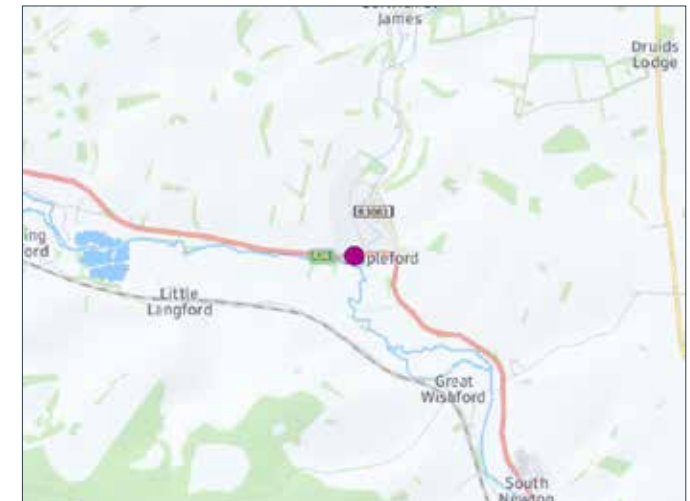
GUIDE PRICE: £525,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

RICHARD WOOD

T: 07778 880 583 | E: richard.wood@christie.com



PLOUGH INN

Main Street, Caunton, Newark, NG23 6AB

REFERENCE NUMBER: 5752357

TENURE: Freehold

LOCATION

It is positioned in the village of Caunton in north west Nottinghamshire. It is six miles from the market town of Newark, 20 miles from Nottingham City Centre.

PROPERTY DESCRIPTION

The property offers a restaurant with covers for circa 50 to 60 with additional outside space. There is a commercial kitchen and various additional storage under the owner's accommodation of two bedrooms. Externally there is additional storage and a customer car park.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£6,000

TRADING HOURS

Mon - Fri 12:00-23:00, Sat & Sun 12:00-00:00

EPC

Grade E

SITE AREA (ACRES)

0.363

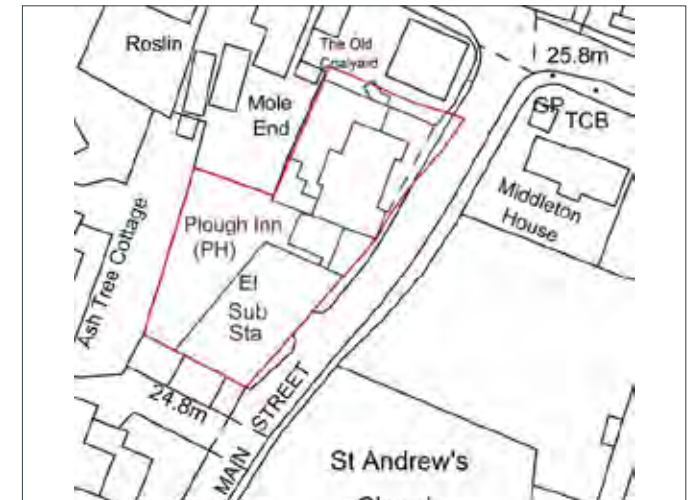
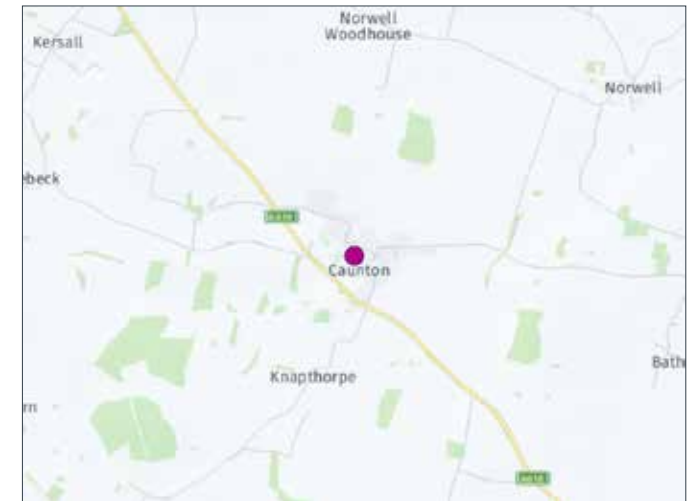
GUIDE PRICE: £365,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



RANDLAY FARMHOUSE

Randlay Avenue, Telford, TF3 2LH

REFERENCE NUMBER: 5854383

TENURE: Freehold

LOCATION

The property sits in the southeast of Telford. It lies in a local parade which has a Premier shop, takeaway, nursery, community centre. There is a care home currently under construction to the rear.

PROPERTY DESCRIPTION

A two-storey detached building, which is a former farmhouse, that has been extended. On the ground floor is the main bar area, toilets and kitchen and on the first floor is the tenants three-bed accommodation.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£8,600

TRADING HOURS

Mon - Sat 12:00-23:00, Sun 12:00-22:30

EPC

Grade D

SITE AREA (ACRES)

0.131

GUIDE PRICE: £515,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX YOUNG

T: 07764 241 302 | E: alex.young@christie.com



RED LION

39 Park Street, Madeley, Telford, TF7 5LD

REFERENCE NUMBER: 5854385

TENURE: Freehold

LOCATION

A hillside location in the old village of Madeley on the outskirts of Telford in a mainly residential area. Madeley is one of the original towns which made Telford in the 1960's.

PROPERTY DESCRIPTION

An early twentieth century detached building, over two floors. Ground floor consists of the two main bar areas and toilets, with the first floor having the owner's accommodation and the function room. There is a car park to the side, a beer garden to the rear, with some undeveloped land further on.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£9,500

TRADING HOURS

Sun & Mon 12:00-23:00, Tue - Thu 11:00-23:00, Fri & Sat 11:00-00:00

EPC

Grade D

SITE AREA (ACRES)

0.345

GUIDE PRICE: Offers Invited

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX YOUNG

T: 07764 241 302 | E: alex.young@christie.com



RED LION

47 Main Street, Barton-under-Needwood, Burton-on-Trent, DE13 8AA

REFERENCE NUMBER: 5854400

TENURE: Freehold

LOCATION

The pub is situated fronting the B5016 Main Street running through the centre of the Staffordshire village of Barton Under Needwood. The village is located just off the A38 between Burton Upon Trent (five miles) and Lichfield (eight miles).

PROPERTY DESCRIPTION

A two storey mid-terraced property, with seperate bar, lounge and games areas over the ground floor along with a commercial kitchen. To the first floor is an office, and a three bedroom private owner's accommodation together with a function room. Externally there is an enclosed rear patio area with seating for approximately 40.

OCCUPATIONAL FORMAT

Foundation Agreement

RATEABLE VALUE (2023 LIST)

£5,000

TRADING HOURS

Mon - Thu 15:30-23:00, Fri - Sun 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.073

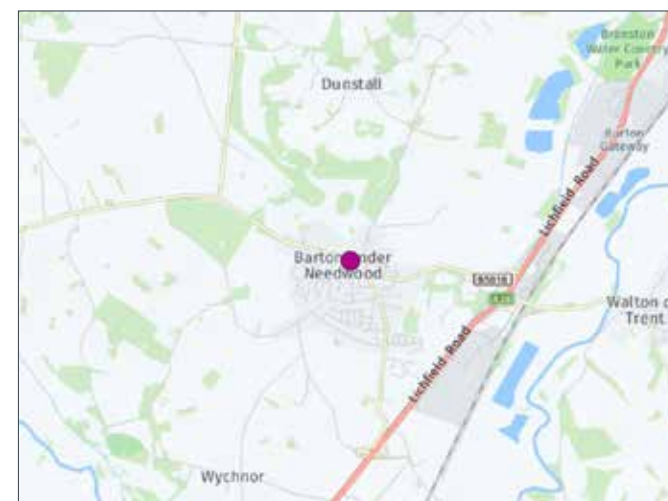
GUIDE PRICE: £490,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NEIL COMLEY

T: 07860 189 704 | E: neil.comley@christie.com



RING O'BELLS

37 Church Street, Swinton, Mexborough, S64 8EF

REFERENCE NUMBER: 5455508

TENURE: Freehold

LOCATION

Located in Swinton, five miles north of Rotherham town centre and one mile west of Mexborough. Central location situated on the A6022 Church Street, close to local amenities, a residential area and a church.

PROPERTY DESCRIPTION

A stone painted detached property of two storey's, with a single storey flat roof extension to the side. On the ground floor is the lounge bar with a servery, ladies and gents WC, service areas comprising utility area, domestic kitchen, store and basement cellar. On the first floor is the two-bed owner's living accommodation. There is also a patio seating area to the front of the building.

OCCUPATIONAL FORMAT

The property is let on a 10 year Free of Tie MRO lease, expiring 31/07/2033, subject to a rent review pattern, the next on 01/08/2027. The current passing rent is £24,000.

RATEABLE VALUE (2023 LIST)

£12,250

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.097

GUIDE PRICE: £400,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX REX

T: 07540 061 864 | E: alex.rex@christie.com



RISING SUN

162 Penistone Road, Shelley, Huddersfield, HD8 8JB

REFERENCE NUMBER: 5455505

TENURE: Freehold

LOCATION

The Rising Sun is located on the very busy Penistone Road in Shelley which is situated on the A629 with direct links to Bradford, Halifax, Leeds, and Wakefield. It is situated 13 miles away from the M62.

PROPERTY DESCRIPTION

The pub has 40 covers internally and a further 40 covers in the beer garden. Five car parking spaces at the side of the property. Owner's accommodation comprises two double bedrooms, bathroom, lounge space, kitchen, and an office.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£4,000

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.217

GUIDE PRICE: £395,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



ROSSMERE

Owton Manor Lane, Cleveland, TS25 3AX

REFERENCE NUMBER: 6450504

TENURE: Freehold

LOCATION

Located in the residential area of Rossmere, approx. one mile from Hartlepool Town Centre. Close to shops and has both local and passing trade.

PROPERTY DESCRIPTION

The property comprises of a lounge, bar and pool room (160), commercial kitchen, storage, and a cellar. Owner's accommodation comprises of three bedrooms, lounge, kitchen, and a bathroom.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£7,500

TRADING HOURS

Sun - Thu 12:00-23:00, Fri & Sat 12:00-00:00

EPC

Grade C

SITE AREA (ACRES)

0.187

GUIDE PRICE: £590,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MARSLIE MCGREGOR

T: 07813 072 460 | E: marslie.mcgregor@christie.com



RUTLAND ARMS

13-15 Barnby Gate, Nottingham, NG24 1PX

REFERENCE NUMBER: 5752358

TENURE: Freehold

LOCATION

Positioned in the heart of the market town of Newark, Nottinghamshire which is a short distance from the A1 and approx. 20 miles from Nottingham City Centre. It is closely located to the town's shops, restaurants and other local amenities.

PROPERTY DESCRIPTION

The property has a bar area with pool table and dance floor, various seating areas, a function room (70), a commercial kitchen, 10 lettings studio's, two managers flats with a total of four bedrooms, a courtyard and a staff parking area. This property is Grade II listed.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£22,000

TRADING HOURS

Tue, Wed & Sun 12:00-00:00, Thu - Sat 12:00-02:00, Mon 16:00-00:00

EPC

Grade C

SITE AREA (ACRES)

0.2

GUIDE PRICE: £625,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



SADDLERS ARMS

High Street, Cardigan, SA43 1JG

REFERENCE NUMBER: 3451508

TENURE: Freehold

LOCATION

The Saddlers Arms is a brick and stone building; it is a traditional wet led town centre pub, located in the High Street in Cardigan. It also has separate roadside access for deliveries. The pub attracts footfall from both locals and tourists all year round.

PROPERTY DESCRIPTION

The Saddlers Arms in Cardigan briefly comprising three linked open plan trading areas with exposed beams and stone walls, which has retained its original historic features. The first-floor accommodation comprises a double-bedroom, bathroom, kitchen, bottle store/office and a second bedroom/store room.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£7,750

TRADING HOURS

Sun - Thu 12:00-23:00, Fri & Sat 11:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.022

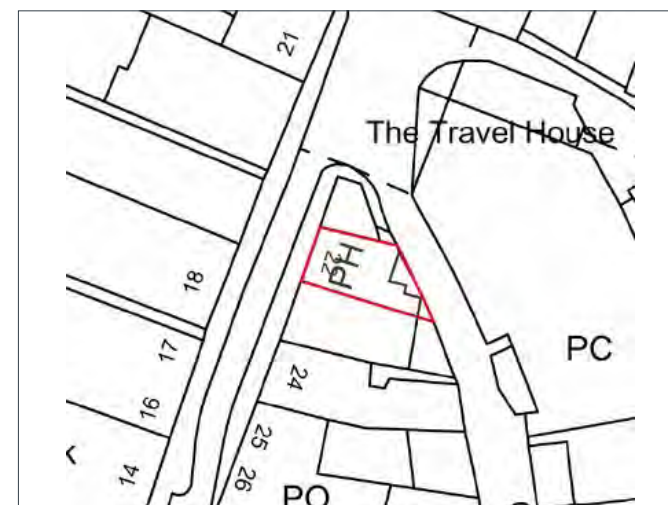
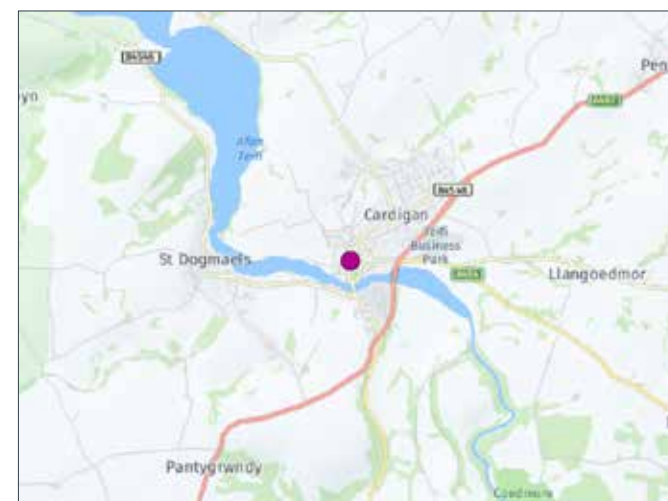
GUIDE PRICE: £450,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NICHOLAS CALFE

T: 07764 241 295 | E: nicholas.calfe@christie.com



SPILLS MEADOW

Kent Street, Upper Gornal, Dudley, DY3 1UU

REFERENCE NUMBER: 5854389

TENURE: Freehold

LOCATION

Occupying a prominent roadside location on the busy A459. The Property is located amongst a wide range of community retail shops, with Tesco Express, McDonalds and Pizza Hut located opposite. Dudley town centre is located approximately two miles southwest of the property.

PROPERTY DESCRIPTION

A fully detached two-storey building, with a car park with space for approximately 25 cars and a beer garden to the rear. On the ground floor is the open-plan bar area with a game and drinking area, with access to the cellar below and the kitchen. The first floor is the occupier's accommodation which is made up of three bedrooms.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£8,400

TRADING HOURS

Sun - Thu 12:00-23:00, Fri & Sat 12:00-00:30

EPC

Grade D

SITE AREA (ACRES)

0.452

GUIDE PRICE: £525,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX YOUNG

T: 07764 241 302 | E: alex.young@christie.com



SPITAL VAULTS

Spital Walk, Chester, CH3 5DB

REFERENCE NUMBER: 5652032

TENURE: Freehold

LOCATION

Situated upon Spital Walk at its intersection with Alma Street and Spital Wall, 100 metres north of its intersection with Boughton (A51).

PROPERTY DESCRIPTION

Lounge bar (20) served by a centrally located bar servery, public bar/games room (20), corner bar servery. On the first floor is the three bed owner's accommodation. There is also an outdoor walled seating area with covered smoking solution, parasols (12).

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£10,000

TRADING HOURS

Mon - Fri 16:00 - 23:00, Sat & Sun 14:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.038

GUIDE PRICE: £375,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

KEITH STRINGER

T: 07732 601 751 | E: keith.stringer@christie.com



STRICKLAND ARMS

Great Strickland, Penrith, CA10 3DF

REFERENCE NUMBER: 6450507

TENURE: Freehold

LOCATION

Located in the village of Great Strickland, Cumbria. Nestled in the Eden Valley between the Cumbrian mountains in the west and the Pennines in the east. Five miles south-east of Penrith and easily accessible from the M6 and A6. The Strickland Arms is a popular destination for keen cyclists who take part in the C2C.

PROPERTY DESCRIPTION

The property comprises of: bar, lounge, pool room, 50 cover restaurant areas, commercial kitchen, beer garden to rear, outdoor terrace to the front, storage facilities and parking. Owner's accommodation comprises of two bed flat. There is accommodation with two ensuite B&B rooms in the pub.

OCCUPATIONAL FORMAT

10 year Free of Tie lease, beginning 27/05/2021, rent review every 5 years, next review is 27/05/2026. Current rent is £22,150.

RATEABLE VALUE (2023 LIST)

£5,400

TRADING HOURS

Mon - Sun 17:00-22:00

EPC

Grade D

SITE AREA (ACRES)

0.467

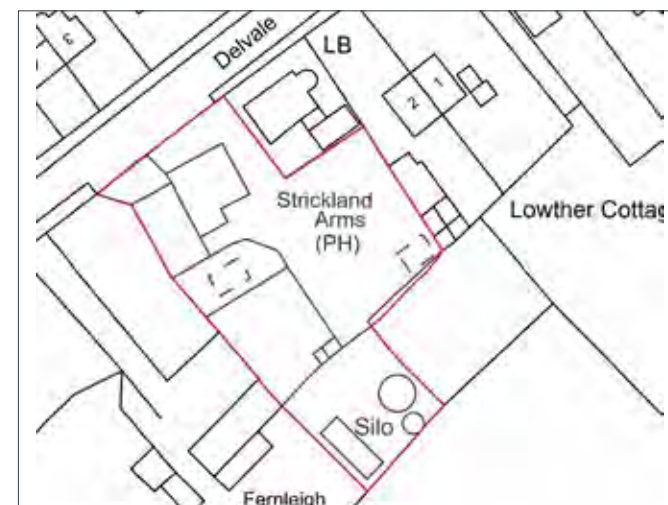
GUIDE PRICE: £300,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MARSLIE MCGREGOR

T: 07813 072 460 | E: marslie.mcgregor@christie.com



TAFARN PENNIONYN

Caernarfon Road, Caernarfon, LL54 7DY

REFERENCE NUMBER: 4256305

TENURE: Freehold

LOCATION

Groeslon is a linear village now by-passed by the A487 to the south of Caernarfon on the edge of Snowdonia National Park. Public car park opposite on site of former railway.

PROPERTY DESCRIPTION

The pub internally has 60 covers with a main bar area with a spacious beer garden with comfortably 70 covers. It offers a car park with the addition of off-street local free parking. Owner's accommodation consists of one double bedroom, one single bedroom, kitchen, bathroom, and living area. There are two outbuildings which are being used as storage currently.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£7,550

TRADING HOURS

Mon - Sat 11:00-23:00, Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.183

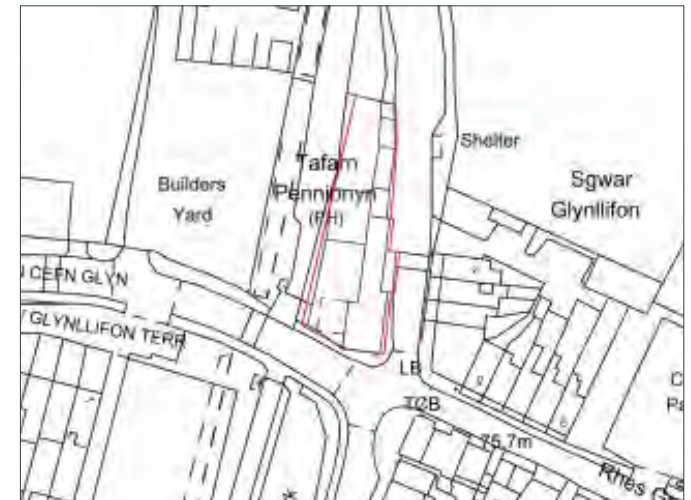
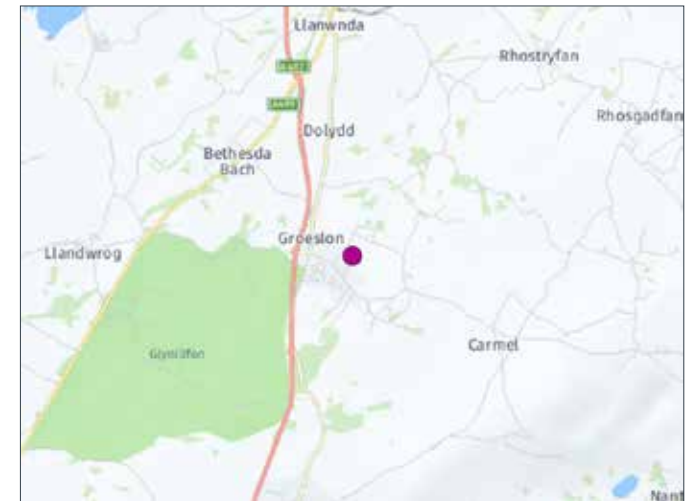
GUIDE PRICE: £325,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



TISPY TERRACE

30-34 High Street, Cleethorpes, DN35 8JN

REFERENCE NUMBER: 5455506

TENURE: Freehold

GUIDE PRICE: £545,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX REX

T: 07540 061 864 | E: alex.rex@christie.com

LOCATION

The property is located with a frontage to High Street in the centre of Cleethorpes, in a position between the beach and the town centre. Located next to the Coliseum Picture Theatre (JD Wetherspoons) and near to the Scratching Post.

PROPERTY DESCRIPTION

The property comprises of a three-storey terraced pub, with a rear yard. Comprises large open plan trading area with various storerooms at first and second floor levels.

OCCUPATIONAL FORMAT

The property is let on a 5 year Free of Tie lease, expiring 29/09/2027. The passing rent is £36,000, rising to £46,000 in year 2 and then to £58,000 in year 3.

RATEABLE VALUE (2023 LIST)

£84,000

TRADING HOURS

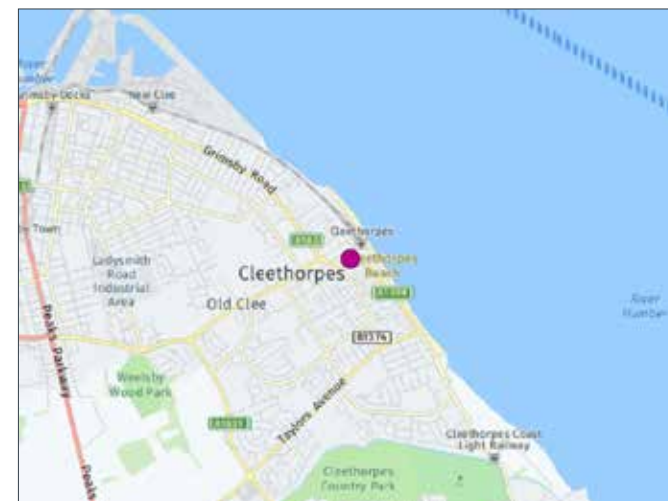
Closed

EPC

Grade C

SITE AREA (ACRES)

0.144



TOP MONKEY

Village Road, Northop Hall, Mold, CH7 6HS

REFERENCE NUMBER: 5652035

TENURE: Freehold

LOCATION

Located on Village Road (B5125) within the village of Northop Hall, accessible north off junction 33a of the A55 North Wales Expressway.

PROPERTY DESCRIPTION

Split level open-plan lounge/public bar served by a bar servery, commercial kitchen, five bed owner's accommodation, covered outdoor seating area (30), two storey detached outbuilding (undeveloped), and a car park with 30 spaces.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£7,950

TRADING HOURS

Mon - Fri 15:00-23:00, Sat & Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.341

GUIDE PRICE: £350,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

KEITH STRINGER

T: 07764 241 307 | E: keith.stringer@christie.com



TWTHILL VAULTS

1 Thomas Street, Caernarfon, LL55 1PB

REFERENCE NUMBER: 4256304

TENURE: Freehold

LOCATION

Twthill vaults is in the royal town of Caernarfon in Gwynedd, Wales. The property sits in a densely populated residential area, with direct access to the town via the roadbridge over the A55. It lies along the A487 road, on the eastern shore of the Menai Strait, opposite the Isle of Anglesey. The city of Bangor is 8.6 miles to the north-east.

PROPERTY DESCRIPTION

The pub has internally 50 covers within the main bar area. Owner's accommodation comprises of three double bedrooms, one single with a spacious lounge and kitchen area also boast two outbuildings. Surrounding the property there is off-street parking.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£6,975

TRADING HOURS

Mon - Sun 12:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.034

GUIDE PRICE: £270,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

JAMES WATERHOUSE

T: 07764 241 320 | E: james.waterhouse@christie.com



VICTORIA HOTEL

Dagmar Road, Dorchester, DT1 2LW

REFERENCE NUMBER: 3451509

TENURE: Freehold

LOCATION

The Victoria Hotel is centrally located in a densely populated suburb of Dorchester within walking distance of Dorset County Hospital, midway between the town centre. Poundbury is an area which is part of a development led by the Duchy of Cornwall.

PROPERTY DESCRIPTION

A three-storey detached pub built in 1899, with original Victorian period features comprising a lounge bar for 35, skittle alley/function room for 50 and a separate sports bar with a pool table for 10. There are three en suite bedrooms, plus conference and meeting rooms, over three floors. There is a separate front hotel entrance. Also, there is a detached two-storey former stable outbuilding and a detached double garage with private parking for six vehicles.

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£11,250

TRADING HOURS

Mon - Sat 11:00-23:00, Sun 12:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.269

GUIDE PRICE: £600,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

KEITH BRIDGEN

T: 07732 601 751 | E: keith.bridgen@christie.com



WELLINGTON

40 Glover's Court, Preston, PR1 3LS

REFERENCE NUMBER: 5652033

TENURE: Freehold

LOCATION

Located on Glovers Court approximately 25 metres from Fishergate, the main retail area of Preston city centre.

PROPERTY DESCRIPTION

Multi-sectional open-plan lounge/public bar (60), served by a centrally located bar servery, next to the commercial kitchen and customer wc's. Owner's accommodation is over the 2nd & 3rd floors. Partially covered outdoor seating area (40).

OCCUPATIONAL FORMAT

Retail TAW

RATEABLE VALUE (2023 LIST)

£26,000

TRADING HOURS

Mon, Wed & Thu 11:00-00:00, Tue 11:00-01:00, Fri & Sat 11:00-01:30, Sun 12:00-00:00

EPC

Grade E

SITE AREA (ACRES)

0.093

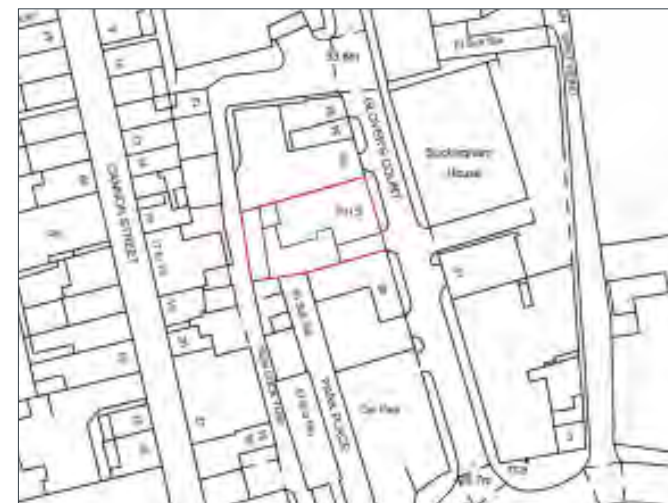
GUIDE PRICE: £475,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

KEITH STRINGER

T: 07732 601 751 | E: keith.stringer@christie.com



WHEATSHEAF

47 Stockwell Gate, Mansfield NG18 1LA

REFERENCE NUMBER: 5752359

TENURE: Freehold

LOCATION

The pub is located in Mansfield town centre's retail district and close to the Mansfield town football club. Mansfield is approximately 15 miles from Nottingham City Centre and is equipped with bus, train and road links.

PROPERTY DESCRIPTION

There is a bar area and surrounding seating, pool table area and commercial kitchen. In addition, there is a beer garden to the rear and owner's accommodation to the first floor which includes two bedrooms.

OCCUPATIONAL FORMAT

Retail Agreement

RATEABLE VALUE (2023 LIST)

£18,000

TRADING HOURS

Mon - Sat 10:00-23:00, Sun 11:00-23:00

EPC

Grade C

SITE AREA (ACRES)

0.064

GUIDE PRICE: £480,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

MATT HILL

T: 07855 489 281 | E: matt.hill@christie.com



WHITE LION

117 Mossy Lea Road, Wrightington, Wigan, WN6 9RE

REFERENCE NUMBER: 5652034

TENURE: Freehold

LOCATION

Located upon Mossy Lea Road within the village of Wrightington, about a third of a mile north of junction 27 of the M6 motorway.

PROPERTY DESCRIPTION

Split-level public bar, served by a centrally located wooden bar servery. Library room restaurant (40), rear lounge dining (60), extensive covered outdoor seating area with booths, and outdoor bar (100). There is also a four bed owner's accommodation. The car park has space for 46 spaces.

OCCUPATIONAL FORMAT

The property is let on a 20 year lease subject to a Full Tie, expiring 24/10/2037, subject to a 5 year rent review pattern, the next on 25/10/2027. The current passing rent is £75,000 pa.

RATEABLE VALUE (2023 LIST)

£118,000

TRADING HOURS

Sun - Thu 10:00-22:30, Fri & Sat 10:00-23:00

EPC

Grade D

SITE AREA (ACRES)

0.685

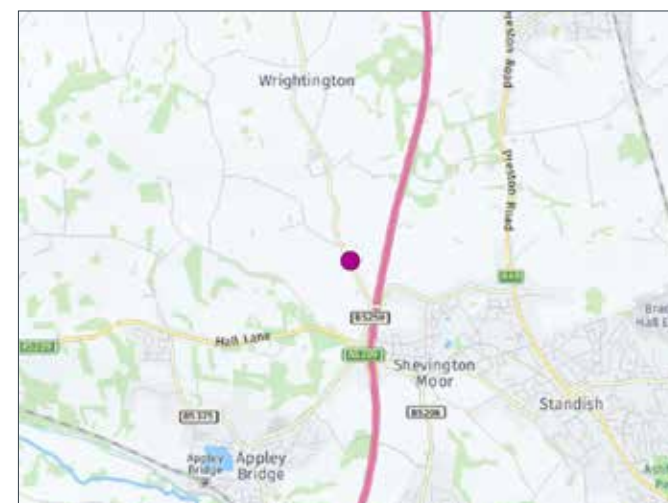
GUIDE PRICE: £1,750,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

NOEL MOFFITT

T: 07713 061 594 | E: noel.moffitt@christie.com



WHITE SWAN INN

Deighton, York, YO19 6HA

REFERENCE NUMBER: 5455507

TENURE: Freehold

LOCATION

The Property has a main road frontage and is located on the busy A19 through the village of Deighton, five miles south of York. The village of Escrick is in close proximity.

PROPERTY DESCRIPTION

Detached two storey building, to the left is a single storey building as well as a former stables building to the rear. There is also a car park and a beer garden with approximately 90 covers. Traditional open plan trading area, with lounge to the left, bar area to the centre and dining room to the right and a commercial kitchen. On the first floor are five ensuite guest bedrooms.

OCCUPATIONAL FORMAT

TAW - Tenancy At Will

RATEABLE VALUE (2023 LIST)

£9,500

TRADING HOURS

Mon - Thu 12:00-15:00 then 17:00-23:00, Fri & Sat 12:00-23:00, Sun 12:00-18:00

EPC

Grade D

SITE AREA (ACRES)

0.307

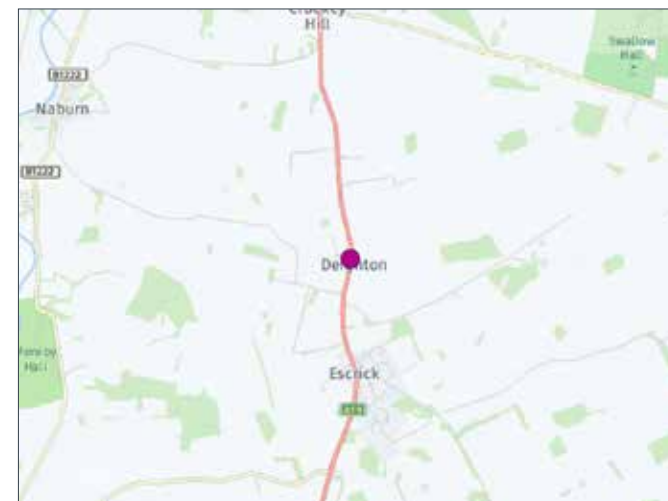
GUIDE PRICE: £480,000

CONTACT DETAILS

All arrangements to view the property must be made through the agent

ALEX REX

T: 07540 061 864 | E: alex.rex@christie.com





Agreement Types

Retail 5 Year (Retail Agreement)

- Term 5 years
- No rent payable
- No security of tenure, contracted-out of the Landlord & Tenant Act '54
- Subject to a management charge of an agreed % of total weekly turnover net of vat; the retailer receives the balance of the % of total weekly turnover net of vat as a retained sum
- Marston's insure the property. Retailer provides insurance for: public liability, third party and employees, cash and stock
- Marston's supply all wet and dry products
- Fully tied on all machines; machines income retained by Marston's
- Marston's pay for all costs except staff wages and council tax for residential accommodation
- Marston's can terminate on 3 months' notice
- Retailer can terminate on 6 months' notice.
- F&F owned by Marston's.
- Marston's responsible for repairs. Retailer responsible for maintenance and repair of residential accommodation, subject to Schedule of Condition.

Open House Lease/Lease

- Original term 21 years
- Rent payable over 12 months
- Rent reviews every 5 years (3 years for Lease)
- Contracted-In to the Landlord & Tenant Act '54.
- Service charge payable
- Marston's insure structure and recharge annual premium to tenant, increases annually by RPI. Lessee insures the business.
- Lease can be assigned with landlord consent
- Full or Partial tie for wet products
- Fully tied on gaming machines - 50:50% income split after machine taxes, VAT and supplier charges
- Full repair liability for tenant

Jennings Lease

- Original term 20 years
- Rent payable over 12 months
- Rent subject to annual RPI increase
- Rent reviews every 5 years
- Contracted-In to Landlord & Tenant Act '54
- Rent subject to annual RPI (unless waived at subsequent rent reviews)
- Marston's insure building and recharge annual premium to tenant.
- Lease assignable with landlord consent
- Tied for ales, lagers, stout and ciders; free of tie wines, spirits and minerals
- Fully tied for gaming machines – 30% retained split for tenant after machine taxes, VAT and supplier charge

Square Deal (Tenancy At Will)

- Rent set at a daily rate
- No term as no continuance
- Fully tied
- Occupier is responsible for all bills, including council tax, utilities, etc
- Marston's responsible for external repairs
- Marston's may terminate at any time; occupier may terminate at any time

MRO (Market Rent Only) / FOT (Free of Tie)

- Term set according to site
- Rent payable over 12 months; quarterly or monthly in advance
- Rent reviews every 5 years
- Contracted-In to Landlord & Tenant Act '54
- Marston's insure the building and recharge annual premium to tenant
- Lease assignable with landlord consent
- Free of tie on all drinks products
- Free of tie for all gaming machines

Pathway Tenancy

- 3 or 5 year term
- Rent payable over 12 months; subject to annual RPI increase
- Contracted-Out of L&T Act
- Non- assignable
- Service charge payable
- Marston's may terminate at any time by giving 3 months' notice
- Marston's responsible for external repairs and redecoration. Tenant responsible for internal repairs. A Schedule of Condition is attached to the Agreement

Foundation Agreement

- Term 5 years
- No rent payable
- Subject to a management charge of 70% of total weekly turnover net of vat; the retailer receives the balance of 30 % of total weekly turnover net of vat as a retained sum
- Full tie;
- All income from dry sales retained by the retailer
- Marston's will pay for the heating and lighting of the premises, for a business telephone line for the EPOS till. The Retailer will bear all other costs, including but not limited to rates, council tax, water & staff.
- Marston's can terminate on 3 months' notice
- Marston's responsible for external repairs; tenant responsible for internal repairs.

Managed House

This allows the owner to keep 100% of all takings including drink, food, gaming machines and accommodation if applicable. The purchase of a managed house is subject to the transfer of all staff under TUPE. The menu and drinks range are completely flexible.

TAW (Retail/Pillar)

- No term as no continuance
- No rent payable
- Contracted-Out of L&T Act
- Fully tied
- Subject to a management charge % of total weekly turnover net of vat; the retailer receives the balance % of total weekly turnover net of vat as a retained sum.
- PILLAR ONLY - Own food for operator but subject to a pre agreed management charge % of total food turnover net of vat
- Marston's responsible for repairs
- Termination at any time by Marston's and operator

Christie Finance is an independent commercial finance broker with over 45 years' experience in arranging finance for pubs. We take a whole of market approach in securing finance for our clients and have direct access to the most active lenders in the pub market, ensuring that the best possible terms are secured as quickly as possible. With 25 consultants operating across 6 UK hubs, we have the resource and expertise to create bespoke funding packages to assist with your acquisition plans and ongoing investment.

TENANT BUYING FREEHOLD

If you are currently operating one of the pubs and have the opportunity to acquire the freehold, then higher than usual loan to values may be available to you. Subject to status and trading performances, it may be possible in some instances to provide loans for 80-90% of purchase price (or 100% if sufficient freehold security is available).

EXISTING OPERATORS

A good track record in the sector along with existing business interests will most likely help you secure the highest loan to values and most competitive interest rates. Where existing business interests are held, it may be possible to leverage equity from these assets and secure funding for up to 100% of purchase price.

FIRST TIME BUYERS

If you are new to the pub sector, then funding could still be available to you. Despite some lenders choosing not to support first time buyers, we continue to finance new entrants, although typically a larger cash contribution towards the purchase will be required.

DEVELOPERS

If a site is of interest for development purposes, then we can provide expert advice for financing acquisition, development and investment finance.

The precise terms that are attainable for any given loan facility will depend upon your specific circumstances, status and survey of the business being acquired. For expert advice, please contact one of our dedicated pubs finance consultants.

STEPHEN MCCONALOGUE

E: Stephen.McConalogue@christiefinance.com
T: 07590 488 475

We can arrange your business insurance to give you the best possible protection. We will guide you through the insurance you need, allowing you to focus on building your business. The insurance cover can include:

- Buildings insurance; the cost of rebuilding the 'bricks and mortar' of the business if damaged by fire, lightning, storm, water etc together with your Fixtures & Fittings and Stock
- Loss of profits if the business is damaged by an insured event
- Public & Products liability (injuries to customers)
- Employer's liability (injuries to employees)
- Loss of licence
- Cyber Insurance (civil fines that may flow from that event & compensation to customers)
- Directors and Officers Insurance (protection for the Directors if they fail to carry out their duties)

In addition to business insurance, we can insure you and your staff if the worst was to happen. Our Life Insurance and Employee Benefits can cover you & your staff for:

- Life insurance; if you or another key person dies then the business debts can be repaid.
- Income protection will pay out a monthly income to cover bills if you are unable to work due to illness or injury.
- Key person cover; if a key member of the team dies or were critically ill, the business would receive a lump sum to help cover loss in revenue; keeping the business going.
- Shareholder protection; If a shareholder dies or suffers a critical illness this cover will provide the business with enough money to buy the shares to keep the business in your hands.

WALTER MURRAY

E: Walter.Murray@christie.com
T: 07738 182 412

Anti Money Laundering – for the intending buyer

The Money laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require us to undertake a Customer Due Diligence check on the intending buyer. Please speak to your solicitor about what this will entail, should an offer be accepted.

If you are a sole individual you will need to provide Christie & Co with a copy of an identification document (such as a passport or driving licence) and a separate document proving your address (such as a utility bill, council tax bill/statement or bank statement which is less than 3 months old). This can be done in person at any of Christie & Co offices, or alternatively certified copies can be provided by post.

If you are planning to buy the property via a partnership, company or other structure, then you need to provide the above two document types for all persons who own 25% or more of the entity making the purchase (legally known as all “beneficial owners”).

We are required under those Regulations to request the above information from all parties once an offer has been accepted. If you choose to not provide this information, then we will follow the reporting requirements of the Regulations (which you should take legal advice about).

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an “acquirer”) and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, owners or landlords of the property (together the “Client”) whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) Christie & Co have not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Christie & Co. 2023

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