

Jarrow

The Red Hackle

Perth Avenue

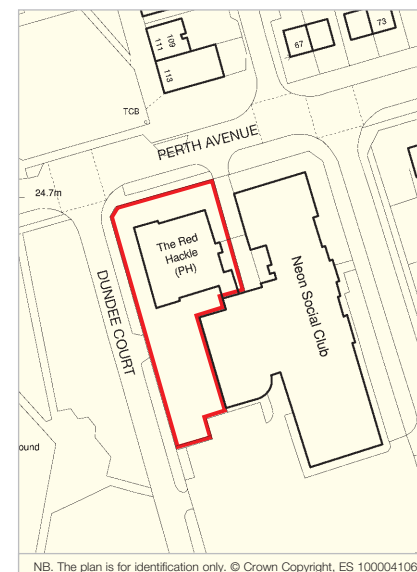
Tyne & Wear

NE32 4HT

- **Freehold Public House Investment**
 - Large corner site in busy suburban location
 - Let on a lease Expiring 2020 (1)
 - Fixed uplift 2014
 - Rent Review 2015
 - Total Current Rent Reserved
- £26,000 pa**

On the Instructions of
D C Chubb & M J A Jervis of
PWC LLP as Joint Liquidators
of Farlane Property Group Ltd
– in Liquidation

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Jarrow forms part of the extensive Tyne & Wear conurbation and is situated on the south side of the Tyne adjacent to the A19, about 9 miles east of Newcastle on Tyne. Perth Avenue forms one of the main roads through an extensive residential area to the south of Jarrow town centre and to the north of Brockley Whins metro station. Occupiers close by include Londis, Martin McColls, Premier Convenience Store, Post Office, a Pharmacy and Ladbrokes in the small precinct directly opposite the property.

Description
The property is arranged on ground and one upper floor to provide a public house, having trade areas, WCs and storage to ground floor and self-contained manager's flat on the first floor, separate access to which is available from the rear. Also to the rear is an extensive customer car park area, accessed off Dundee Court.

The property provides the following accommodation and dimensions:

Ground Floor	321 sq m	(3,462 sq ft)
First Floor	103.7 sq m	(1,116 sq ft)
Total	424.7 sq m	(4,578 sq ft)

Tenancy

The entire property is at present let to LEE HUGHES for a term of 10 years from 1st March 2010 at a current rent of £26,000 per annum, exclusive of rates. The lease provides for uplifts by £1,000 for each of the first 4 anniversaries of the term, and a rent review in the 5th year and contains full repairing and insuring covenants. The lease also contains a Lessee's break option on the 5th anniversary of commencement. (1) The commencing rent was £24,000, therefore the rent payable with effect from 1st March 2013 is £26,000 per annum.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

To be held by appointment only, on at least 72 hours' prior notice. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 117 Jarrow**.

Energy Performance Certificate

EPC Rating 88 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Kanagaratnam Esq, Kimbells Freeth. Tel: 01908 668 555 Fax: 01908 685 085 e-mail: janan.kanagaratnam@kimbellsfreeth.co.uk
Joint Auctioneer Jon Tully Esq, Storeys Edward Symmons LLP. Tel: 01642 803287 Fax: 01642 241994 e-mail: jon.tully@storeys-es.com

NB. The plan is for identification only. © Crown Copyright, ES 100004106