

Leeds

The Golden Lion 42 Beeston Road West Yorkshire LS11 8RP

- Freehold Public House
- Trading as Bar and manager's accommodation above

On the Instructions of the Joint Fixed Charge Receivers, R S Morgan & R J Goode c/o GVA Grimley



Tenure
Freehold.

Location

The property is located in South Leeds approximately 3 miles south of Leeds city centre. The property is situated in a corner position at the junction of Beeston Road and Lane End Place within a predominantly residential area close to a number of schools and adjacent to an industrial estate.

Description

The property is arranged on basement, ground and one upper floor to provide a public house. The ground floor provides trade areas, kitchen and customer WCs, with basement storage while the upper parts provide manager's accommodation comprising six rooms, kitchen, bathroom and WC.

The property provides the following gross internal accommodation and dimensions:

Basement	77.55 sq m	(835 sq ft)
Ground Floor	167.40 sq m	(1,802 sq ft)
First Floor	124.80 sq m	(1,343 sq ft)

Total (GIA) 369.75 sq m (3,980 sq ft)

Tenancy

The property is occupied on terms unknown. The Receivers understand from the occupier that the proposed rent is £1,516.60 pcm (£18,200 annualised). The Receivers have demanded receipt of all tenancy documents but at present have not been provided with any formal supporting evidence. Please refer to the legal pack for further information.

VAT

VAT is not applicable to this lot.

Documents

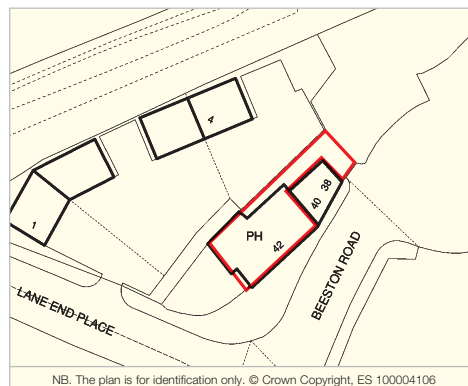
The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 76 Band D (Copy available on website). For EPC Rating please see website.

Seller's Solicitor

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Barrow-in-Furness

The Derby Hotel 246 Dalton Road Cumbria LA14 1PN

- Prominent Freehold Public House and Hotel
- Prominent town centre location
- Trading as a Bar/9 bedroom hotel

On the Instructions of the Joint Fixed Charge Receivers, R S Morgan & R J Goode c/o GVA Grimley



Tenure
Freehold.

Location

Barrow-in-Furness has a population of approximately 60,000 and is the administrative and commercial centre for the Furness Peninsula and Southern Lakes. It is located 7 miles south-west of Ulverston and some 70 miles south of Carlisle whilst motorway communications are via the A590 to the M6 at Junction 36. The property is situated at the junction of Dalton Road and the High Street in the town centre. Occupiers close by include Santander, Nationwide, Coral and Subway.

Description

This period property is arranged on basement, ground and two upper floors to provide a ground floor public house with kitchen and customer WC's together with manager's accommodation and additional function room on the first floor and nine letting rooms with en-suites. The basement provides storage areas and beer cellar.

The property provides the following gross internal accommodation and dimensions:

Basement	148.50 sq m	(1,598.49 sq ft)
Ground Floor	257.65 sq m	(2,773.41 sq ft)
First Floor	215.40 sq m	(2,318.62 sq ft)
Second Floor	199.10 sq m	(2,143.16 sq ft)

Total 820.65 sq m (8,833.68 sq ft)

Tenancy

The property is occupied on terms unknown. The Receivers understand from the occupier that the proposed rent is £866.66 pcm (£10,400 annualised). The Receivers have demanded receipt of all tenancy documents from the occupier but at present have not been provided with any formal supporting evidence. Please refer to the legal pack for further information.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 86 Band D (Copy available on website).

Seller's Solicitor

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