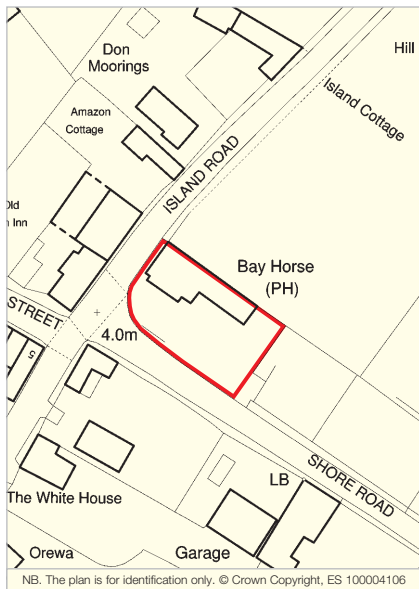


Scunthorpe
The Bay Horse
Shore Road
Garthorpe
North Lincolnshire
DN17 4AD

- **Freehold Village Public House**
- Let on Temporary Management Agreement
- Potential for redevelopment (subject to necessary consents)
- Current Rent Reserved
£6,500 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
 Garthorpe is an attractive village situated close to the River Trent, a short distance south of the confluence with the Humber, some 13 miles south-east of Goole, access to which is via the A161 and 10 miles north-west of Scunthorpe and the M181.
 The property is situated at the junction of Shore Road with the High Street.

Description
 The property is arranged on basement, ground and one upper floor to provide a public house, having trade areas, WCs and kitchen together with external stores and garages to ground floor and manager's accommodation over. The basement has trap door access and provides ancillary storage accommodation. To the front is a paved beer garden and customer parking.

The property provides the following accommodation and dimensions:

Basement (restricted ceiling height)	27.4 sq m	(295 sq ft)
Ground Floor	212.0 sq m	(2,281 sq ft)
First Floor		
(7 Rooms, Kitchen and Bathroom)	164.1 sq m	(1,766 sq ft)
Total	403.5 sq m	(4,342 sq ft)

Tenancy
 The entire property is at present let to LINDSAY MORRITT on a Temporary Management Agreement from 13th February 2013 at a current rent of £6,500 per annum, exclusive of rates. The lease contains full repairing and insuring covenants and contains a mutual right of termination at any time on service of 28 days notice.

Planning
 The property might be considered suitable for alternative uses, subject to the necessary consents being obtained. Planning enquiries should be directed to North Lincolnshire Council. www.northlincs.gov.uk

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 112 Scunthorpe**.

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
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