

# Lot 16

The Peacock Inn, Cavendish Street  
Barrow-in-Furness, Cumbria LA14 1DJ

**GUIDE PRICE: £230,000**



**STARTING BID**

**FINAL BID**

**NOTES**

## **ATTRACTIVE FREEHOLD INVESTMENT OPPORTUNITY PRODUCING £28,000 PA**

This attractive corner sited building of brick construction under a pitched slate roof comprises of a ground floor public house with cellar, storage area and a large Manager's flat over two floors above. The property has mainly gas-central heating and double-glazing and is currently let on a full repairing and insuring lease for a term of 25 years with no break clause and 5 yearly upward only rent reviews to Mr Darren Reid and Ms Rhona Hazelden. The rent reserved is £26,000 pa up to 21 October 08 and £28,000 pa from 1 November 2008 to 31 January 2013. The vendor is also holding a rent deposit of £7,000. The property is sold with the benefit of this investment income. We understand that VAT is applicable to this Lot.

### **ACCOMMODATION**

Ground floor pub internal width 31' 2", pub depth 30' 1", bar area approx 940 sq ft, kitchen area approx 95 sq ft, ladies and gents WCs, cellar/storage area approx 455 sq ft. First/second floor Manager's flat we understand comprises of 8 rooms, kitchen/diner, bathroom/wc, shower/wc area approx 2020 sq ft. Total area approx 3510 sq ft

### **TENURE**

Freehold.

### **LOCAL AUTHORITY & TAX RATING**

Cumbria County Council 01228 606060  
Adopted Rateable Value £7600

### **VENDORS SOLICITORS**

Satpaul Dard - Shoosmiths  
1st Floor, Witan Gate House, 500-600 Witan Gate West  
Milton Keynes MK9 1SH 08700 868300

### **VIEWING TIMES**

By appointment through the Auctioneer

An EPC has been applied for in relation to this lot

SOLD

UNSOLD

SOLD PRIOR

WITHDRAWN