



### 6 WEEK COMPLETION



#### SITUATION

Located close to the junction with Sandy Lane and enjoying easy access to the A557 (Weston Point Expressway), within a mixed residential and commercial area, overlooking Weston Point Docks and the River Mersey, just over 1 mile south-west of Runcorn town centre.

Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

#### ACCOMMODATION

##### Ground Floor Pub

|                         |                    |
|-------------------------|--------------------|
| Pub Width               | 34'4"              |
| Pub Depth               | 45'0"              |
| Built Depth             | 82'7"              |
| Pub Area                | Approx 1,160 sq ft |
| Kitchen Area            | Approx 215 sq ft   |
| Store/Utility Room Area | Approx 305 sq ft   |
| Ladies & Gents WCs Area | Approx 200 sq ft   |
| Cellar Storage Area     | Approx 400 sq ft   |

**Total Commercial Area**      **Approx 2,280 sq ft**

##### First Floor Residential (See Note 1)

5 Bedrooms each with en-suite Shower Room/WC  
2 Kitchens  
Office

## £21,000 per annum

The Surveyors dealing with this property are  
**JONATHAN ROSS** and **MATTHEW BERGER**

#### PROPERTY

A detached corner building comprising a **Ground Floor Public House** with **Cellar Storage** together with internal and separate side access to **Residential Accommodation** on the first floor. There is also a gated rear yard.

**VAT is NOT payable in respect of this Lot**

#### FREEHOLD

#### TENANCY

The entire property is let on a full repairing and insuring lease to **Caroline Dobbie (with Guarantor) as a Public House** for a term of 10 years from 28th September 2007 at a current rent of **£21,000 per annum** exclusive.

**Note 1: The lessee has refurbished the first floor to provide en-suite letting rooms but cannot sublet until a smoke alarm system and fire doors have been installed.**

**Note 2: The lessee has built up arrears of £7,250 (part June quarter & Sept Quarter) but these will not be charged to the Purchaser.**

#### VENDOR'S SOLICITORS

Sandhu and Shah - Tel: 020 8552 4100  
Ref: B. Sandhu Esq - Email: info@sandhuandshah.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts