



**SITUATION**

Located in the heart of the village directly opposite the church and serving the surrounding residential community. Moulton is a small village 3 miles south of Northwich, a busy Cheshire market town, to the west of the A533 with good road links to Manchester via the M6 (Junction 18).

**PROPERTY**

An attractive detached property comprising a **Ground Floor Public House** with **Basement Cellarage**, plus separate side staircase leading to a **Manager's Flat** at first floor level and **Storage** on the second floor.

There is a rear **Car Park for 5 cars**, a **Detached Workshop** and side **Beer Garden**.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**£28,704 per annum**

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

**ACCOMMODATION\***

**Site Width** 88'  
**Site Depth** 145'

**Ground Floor**

Pub Area Approx 1,507 sq ft  
Ladies & Gents WC's

**Basement**

Cellar Storage – not measured

**First Floor Manager's Flat**

3 Rooms, Store, Kitchen and Bathroom

**Second Floor**

Storage – not measured

**Detached Workshop** – not measured

\* Not inspected by Barnett Ross – Details supplied by Vendor

**TENANCY**

The entire property is let on a full repairing and insuring lease to **D Fallon & A Jones trading as The Lion Hotel (Public House)** for a term of 10 years from 24th June 2013 at a current rent of **£28,704 per annum** exclusive.

**Rent Review 2018**

**Note: There is Rent Deposit of £1,104 held.**

**VENDOR'S SOLICITORS**

V J Nathan Solicitors – Tel: 020 8336 2226  
Ref: Mrs Chithra Soma – Email: chithra@vjnathan.com

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 £500 (including VAT) upon exchange of contracts