



Buccaneer

Freehold

Offers in the Region of **£450,000 Plus VAT**

Buccaneer, Longlands Road, Middlebrough, North Yorkshire, TS3 6HB

AT A GLANCE

- Community Public House
- Total Site Area 0.604 acre
- 3 Room Operation
- 3 Bedroom Living Accommodation
- Busy Roadside Location
- Development Potential (STPP)
- Large Car Park and Beer Garden
- Traffic Count of Over 17,000 Passing Vehicles Per Day.

Viewing And Further Information

James Boshier

☎ 0113 450 8558

📱 07919 058921

✉ james@everardcole.co.uk





PROPERTY

Internally the property briefly consists of 3 trading areas, the Lounge Bar provides seating on fixed perimeter seating and low stools, this leads through to the public bar again with further fixed perimeter seating and pool playing area and finally the recently refurbished function room. Ladies and Gentleman's toilets.

Commercial catering kitchen with stainless steel commercial catering equipment and extraction. Beer cellar and bottle store.

Externally there is a large car park and beer garden.

The private living accommodation is arranged over the first floor and briefly comprises of 3 bedrooms, lounge, kitchen and bathroom.

The title is in 2 parts, the smaller part is let to a local car dealer who is holding over on his lease with a rent of £5,200 PA. Vacant possession can be provided if required.

PLANNING

We understand the Property is neither Listed nor situated within a flood zone. Prospective purchasers are advised to make their own enquiries.

UTILITIES

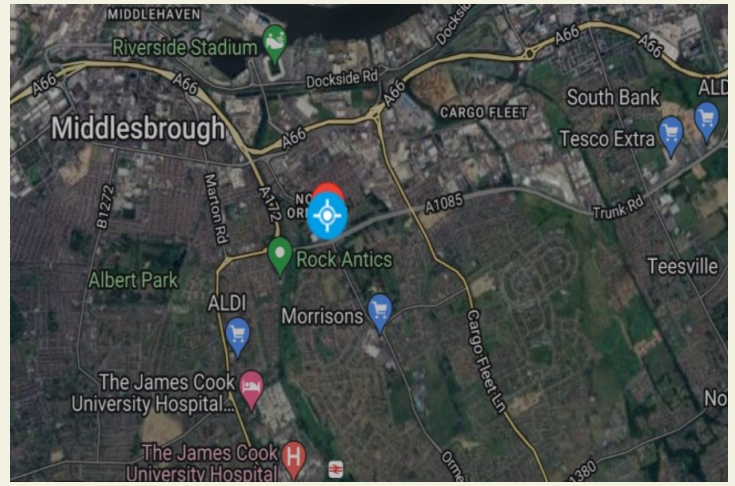
All mains services are connected

MEASUREMENTS

Building Footprint - c. 455m² / (4,897 sq ft). Total site area – c 0.608 acres. Measurements taken from a digital mapping platform.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.

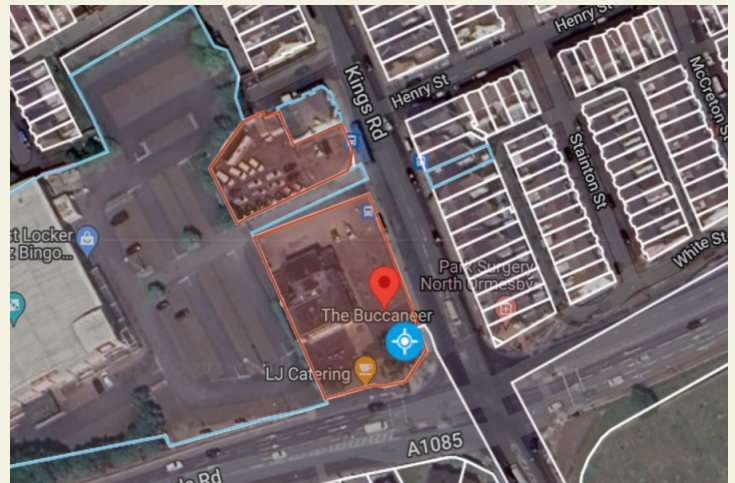


THE BUSINESS

The vendor has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Rateable Value of the Buccaneer has been assessed at £13,550.



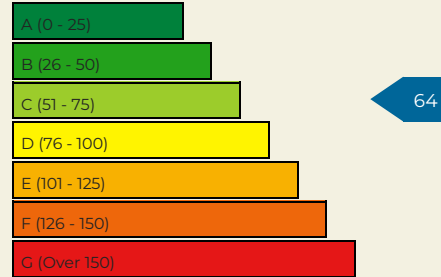


LOCATION

The property occupies an extremely prominent position on a generous plot at the junction of Longlands Road (A1085) and Kings Road approximately 1.4 miles south east of Middlesbrough town centre. The pub is located at the junction of 2 extremely busy roads with a traffic count in excess of 17,000 vehicles per day passing the door.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.