



55 High Street, Hinderwell, Saltburn-by-the-Sea, TS13 5ET

The Brown Cow is a highly rated village pub in the village of Hinderwell. Freehold IRO £250,000. Leasehold IRO £26,000 per annum

- Village Pub For Sale or Let
- Freehold OIRO £250,000
- Leasehold £26,000 Per annum
- Lounge/ Bar and Kitchen
- 2 Bedroom Flat
- 4 Letting Rooms
- Car Parking to the Rear
- Beer Garden

Summary

Available Size	3,380 sq ft
Price	Offers in the region of £250,000
Business Rates	N/A
EPC Rating	Upon enquiry

Description

The Brown Cow is a highly rated public house currently offering real ales and a traditional British menu.

In addition to the bar and lounge/ restaurant there is a fitted kitchen and customer WC facilities on the ground floor.

To the upper floors there is a self contained 2 bedroom first floor flat (perfect for owners accommodation for those in search of a lifestyle business) . In addition there are four lettings room which are consistently fully occupied by both holiday makers and local contractors throughout the year.

Externally there is a car park and beer garden to the rear of the premises with additional outdoor seating to the front.

Property Highlights / Amenities

- Pub / Bar Consent: Yes
- Outside Seating: Yes

Location

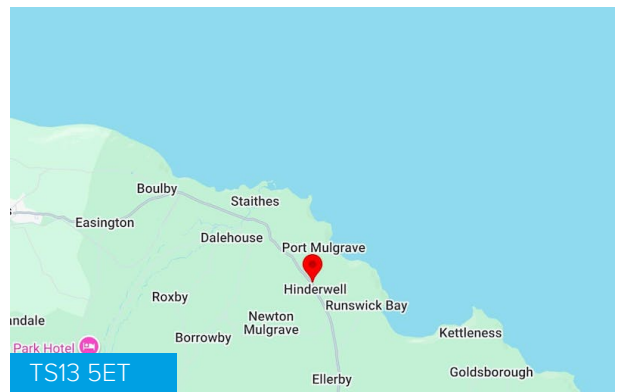
The Brown Cow is situated in the village of Hinderwell, close to the tourist destinations of Staithes and Runswick Bay. The village is well served by local trade and holiday makers alike. Local campsites, holiday lets and walkers do generate extra foot fall .

Situated near to the Cleveland heritage coast, this part of the world boasts beautiful beaches of national repute and is close to upland heather moorland in the North Yorkshire Moors National Park. Nearest towns are, Whitby and Saltburn by the Sea.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,380	314.01	Coming Soon
Total	3,380	314.01	



Viewing & Further Information



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