

LEASE ASSIGNMENT

OFFERS INVITED

The Nags Head NORTHALLERTON

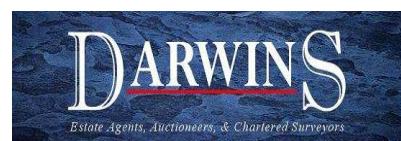
A well established Public House in a prominent position with potential for business expansion consisting of: Front Bar, Dining area, Rear Pool Room, Ladies and Gents WC's, Prep Kitchen, Cellar, Beer Garden and owners accommodation.



To arrange a viewing contact:

Darwin's Estate Agents
3 South Parade
Northallerton
DL7 8SE

Phone: 01609 773567
email: enquiries@darwin-homes.co.uk
For similar properties visit: www.darwin-homes.co.uk



The property is a well established public house in this thriving Market Town, and is situated in a busy location close to Tesco's supermarket and opposite the main Post Office. The business is being offered for sale due to the retirement of the current Landlord, and offers excellent potential for expansion of food and wet trade, as currently food is only served between 12—2 pm.

The Nags Head

HIGH STREET, NORTHALLERTON

GROUND FLOOR

ENTRANCE PORCH

with inner door leading to:

LARGE FRONT BAR AREA

on the right, with fitted seating and window overlooking the High Street.

FRONT LOUNGE AREA

on the left, with fitted furniture, stone fireplace, beamed ceiling and window overlooking the High Street. Step to:

DINING AREA

with fitted seating and beamed ceiling.

REAR POOL ROOM

with window to side.

REAR ENTRANCE

with access to a concrete and paved **PATIO AREA** suitable for outdoor smoking, together with a rear lawned **BEER GARDEN** with access onto Tesco's car park and with three reserved car parking spaces.

LADIES & GENTS W.C.'s

with fitted sanitary ware.

The serving Bar leads to:

KITCHEN & PREPARATION AREA

with trapdoor leading to **CELLAR**.

FIRST FLOOR

Owners accommodation, consisting of:

LIVING ROOM, DINING KITCHEN, FOUR BEDROOMS, BATHROOM.

LEASE

We understand that the current lease runs from 18/12/2006 for 15 years, and it is being offered for assignment.

The majority of fixtures and fittings to the Bar and Kitchen areas are included in the sale, with an inventory to be prepared prior to completion. All other stock is available at valuation, upon completion.

RATEABLE VALUE We understand from Hambleton District Council that the Rateable Value is £12,000.

SERVICES

Mains water, electricity, drainage, gas and telephone.

VIEWING

Strictly by prior appointment with the Agent on (01609) 773567.

N.B. * All measurements are approximate. *Appliances & fittings, where stated, have not been tested by us. *We have NOT carried out a survey of the property, structural or otherwise. *Photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. *Details have been produced for guidance only, and although believed to be materially correct, do not form part of any contract.



Contact us today for a free, no obligation, market valuation of your property
RICS Homebuyers Surveys available - contact our Chartered Surveyor for more details.