



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

The Brown Cow is a highly rated village pub in the village of Hinderwell. Starting Bids £145,000

- Village Pub For Sale Freehold
- 2 Bedroom Flat
- Car Parking to the Rear
- EPC Rated D
- Lounge/ Bar and Kitchen
- 4 Letting Rooms
- Beer Garden

Summary

Available Size	3,380 sq ft
Price	Auction £145,000 Starting Bids
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (71)

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.

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	Available
Total	3,380	314.01	

Auction Terms

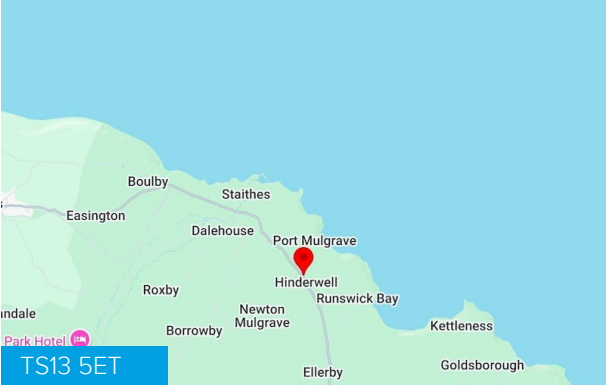
Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in



Viewing & Further Information



Julie Anderson
01609 797 330 | 07968 799 734

julie.anderson@alignpropertypartners.co.uk

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accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

