

# CLEVELAND INN

37 CLEVELAND STREET

NORMANBY, TS6 0LX



**FREEHOLD PUBLIC HOUSE  
INVESTMENT FOR SALE**



**CLEVELAND  
INN**  
CASK ALES LIVE SPORTS PUB GAMES

**COBBLERS**

**NO PARKING**  
ACCESS TO SHUTTER  
DOOR REQUIRED  
AT ALL TIMES.

**CLEVELAND  
INN**  
CASK ALES  
LIVE  
SPORTS  
PUB GAMES

**EMAY**

SU71 SUE

# CLEVELAND INN, 37 CLEVELAND STREET, NORMANBY, TS6 0LX

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Cobblers and Cleveland Inn Ltd
- Property arranged over three levels
- Site extending to 0.06 acres
- Current rent of £44,113 per annum with concession to £22,056 per annum
- Lease expires May 2038
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- **We are instructed to invite offers in excess of £200,000 (10.9% NIY based upon concession rent)**
- Business unaffected by sale

## LOCATION

Located in the area of Normanby, in the borough of Redcar and Cleveland, 5.4 miles (8.6 kilometres) south of Middlesbrough town centre.

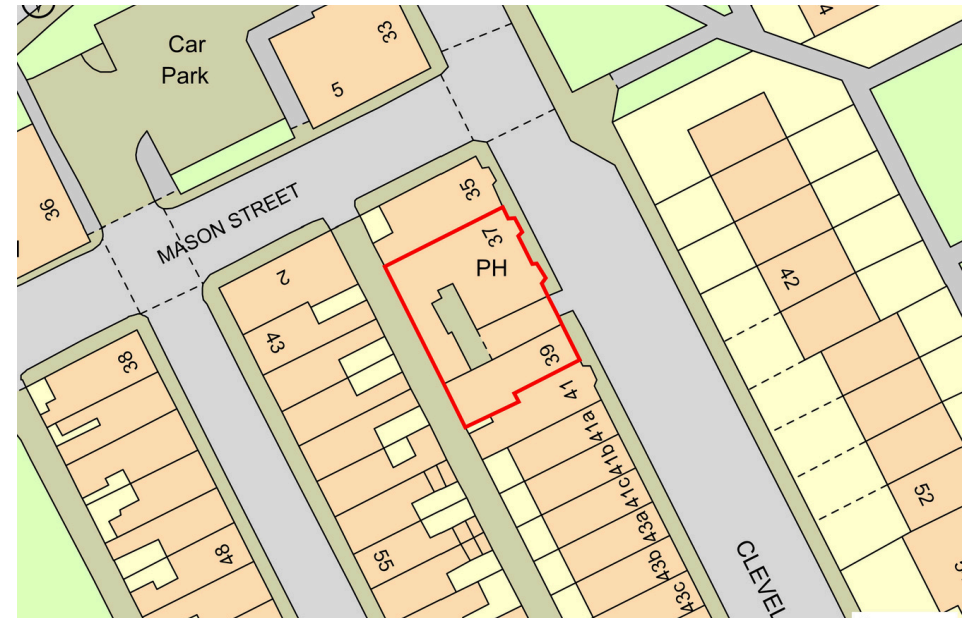
The Cleveland Arms is situated close to the B1380 High Street in the centre of Normanby. The nearby A171 and A1053 provides access to Middlesbrough. The immediate locality is commercial in nature, surrounded by residential, with nearby retailers including Boots Pharmacy and Tesco Express.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey mid terraced building with partially rendered brick elevations beneath a pitched roof.

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

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**Ground:** The ground floor provides an open plan trading area with central bar servery and seating on loose tables, chairs and bench seating for 60 customers. There is a separate champagne bar to the side with bar servery and seating for 20 customers. Ancillary areas include customer WC's and stores.

**First Floor:** The first floor comprises the managers living accommodation.

**Basement:** The basement provides cellar and stores.

**External:** There is an enclosed customer area to the rear.

## TENURE

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The property is held freehold (Title Number CE119919).

## TENANCY

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The entire property is let to The Cobblers and Cleveland Inn Ltd on a 20 year lease from 25 May 2018 at a rent of £44,113 per annum with a concession to £22,056 per annum which is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year). A rent deposit of £5,342 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

D-91

## TERMS

We are instructed to invite offers in excess of £200,000 (10.9% NIY based upon concession rent) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/tavernportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, centered within a white square.