

DETACHED FREEHOLD PUB FOR SALE

**THE LAMBTON (EX TIGER), 40 LAMBTON STREET, NORMANBY, MIDDLESBROUGH, TS6 0LN**

- Detached freehold property
- Freehold with vacant possession
- Suburban location
- Site area of approximately 156 sq m (1,679 sq ft)

FREEHOLD WITH VACANT POSSESSION
GUIDE PRICE £195,000

Subject To Contract – Sole selling agent

COUNF228

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Location

The property is situated within the town of Normanby, approximately 3.5 miles (5.5 kilometres) south east of Middlesbrough. The immediate area comprises predominantly residential accommodation interspersed with retail uses including Boots Pharmacy and Tesco Express.

A location plan attached.

[Link to Street View](#)

Description

A detached two storey property with rendered elevations beneath a pitched tile covered roof. It is understood that the pub trades over the ground floor with living accommodation above. There is an external trade area to the side, not included within the freehold demise.

Total Building Footprint 156 sq m (1,679 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 11:00 am until 11:00 pm on Monday to Thursday, 11:00 am until midnight Friday and Saturday and from noon until midnight on Sunday.

Planning

From informal enquiries of Redcar & Cleveland Borough Council, it has been ascertained that the property is not listed nor is it situated in a conservation area.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £13,500.

Basis of Sale

Freehold interest (held under three separate titles) with vacant possession upon completion. Guide price £195,000. VAT may be payable in addition to the purchase price. Subject to contract.

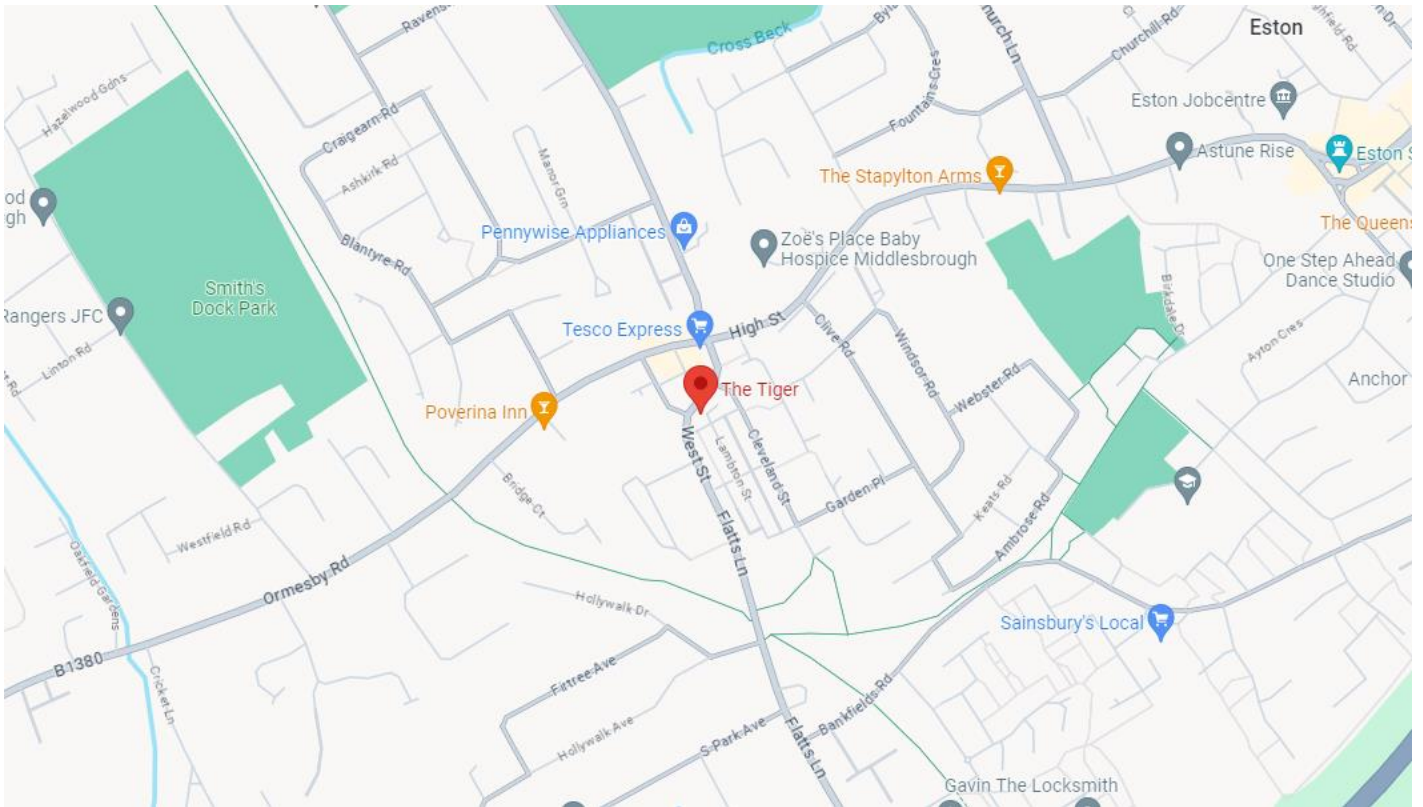
Further Information & Viewings

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan



Google Maps. Not to scale - Provided for indicative purposes.

EPC

A copy of the EPC can be provided on request.