

**TO LET** FREEHOLD PUBLIC HOUSE - RENTAL OFFERS INVITED

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# THE LAMBTON

36 Lambton Street, Normanby, Redcar and Cleveland, TS6 0LN



## Key Highlights

- Detached Public House
- Traditional Trading Accommodation
- First Floor Living Accommodation
- Suburban Location
- The Site Extends to 0.03 Acres

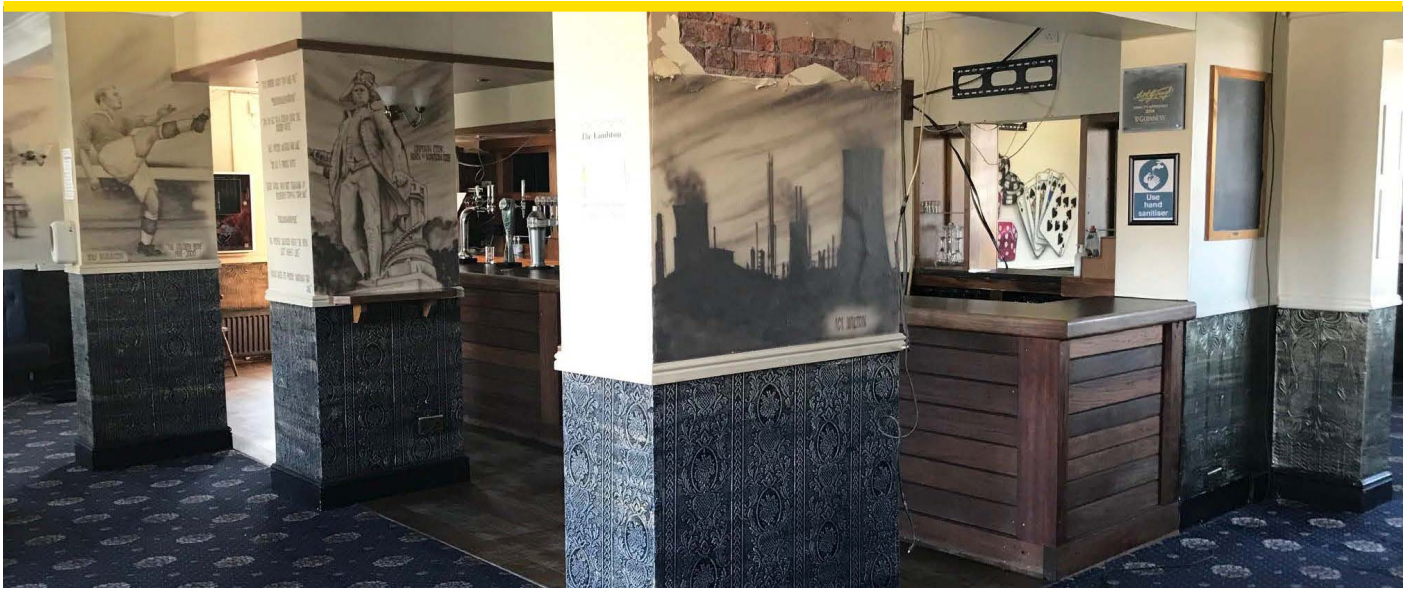
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Belvedere, 12 Booth Street  
Manchester M2 4AW

**+44 (0) 161 602 8666**

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The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored in a bright yellow. It is positioned on a solid black rectangular background.



## Location

The Property is located in the suburb of Normanby, five miles to the south of Middlesbrough town centre.

The Lambton is situated just off the B1380 High Street in the centre of Normanby. The nearby A171 and A1053 provides access to Middlesbrough. The immediate locality is surrounded by residential and commercial properties with nearby retailers including Boots Pharmacy and Tesco Express.

## Description

The Property comprises a detached two storey public house of rendered elevations beneath a pitched tile covered roof. Single and two storey extensions to the side and rear.

Overall, the site extends to approximately 0.03 acres.

## Accommodation

Internally the trading accommodation is situated at ground floor level with customer access from the front.

A central bar serving to a traditional open plan public bar with games area to the rear. Customer WC's to the rear.

Beer cellar and stores to the basement.

The first floor provides living accommodation with two bedrooms, lounge, bathroom, kitchen and small roof terrace.

## Tenure

The Property is held freehold under three titles.

## Guide Price

Rental offers are invited for a new full repairing and insuring Free of Tie 10-20 year lease with rent reviews every five years.

## Rating

The subject Property is entered in the 2017 Rating List with a Rateable Value of £19,250.

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## Planning

The Property is not listed nor within Conservation Area.

## The Business

The Property traded as a wet led public house and is currently closed for trade.

## Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

## Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment and leased items can be included as part of the sale should they be required. Stock will be removed ahead of completion.



## Energy Performance Certificate

An EPC rating of B (47) has been calculated.

## VAT

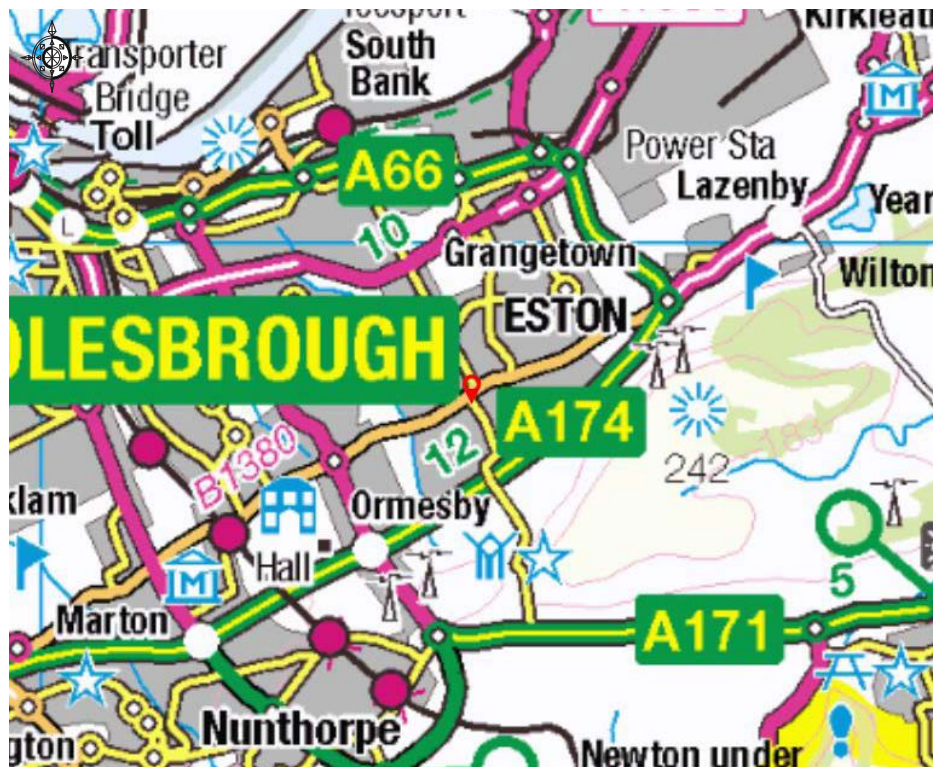
VAT will be payable in addition to the purchase price.

## Money Laundering

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

## Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



## Contact

**Jeff Wraith**  
+44 (0) 7825 626 666  
Jeff.Wraith@savills.com

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