

FOX & CONEY

52 Market Place, South Cave, HU15 2AT



Key Highlights

- Freehold public house investment
- 10 en-suite letting rooms
- Entire property let to Brantingham Inns Ltd who also operate the Triton Inn in Brantingham
- Current rent of £85,310 per annum subject to an outstanding July 2022 rent review
- Lease expires July 2027
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- We are instructed to invite offers in excess of £980,000 (8.23% NIY)
- Business unaffected by sale
- **Virtual tour**
- **Google Street View Link**

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Location

Located in the village of South Cave in the East Riding of Yorkshire 15.5 miles (24.8 kilometres) west of Hull and 45.6 miles (73 kilometres) east of Leeds.

The Fox and Coney is situated fronting Market Place in the village centre where local facilities and independent retailers are located.

Description

The property comprises the ground, basement and first floor of a mid-terraced building with brick and stone elevations beneath a pitched and hipped roof. There is a single storey extension to the rear.

Accommodation

Ground Floor: The ground floor provides a lounge bar to the front with seating for 30 customers and rear dining room with seating for a further 45 customers separated by a central bar servery. The trading area extends into a small rear room that can seat 12 additional customers. Ancillary areas include a trade kitchen, food preparation areas and customer WC's.

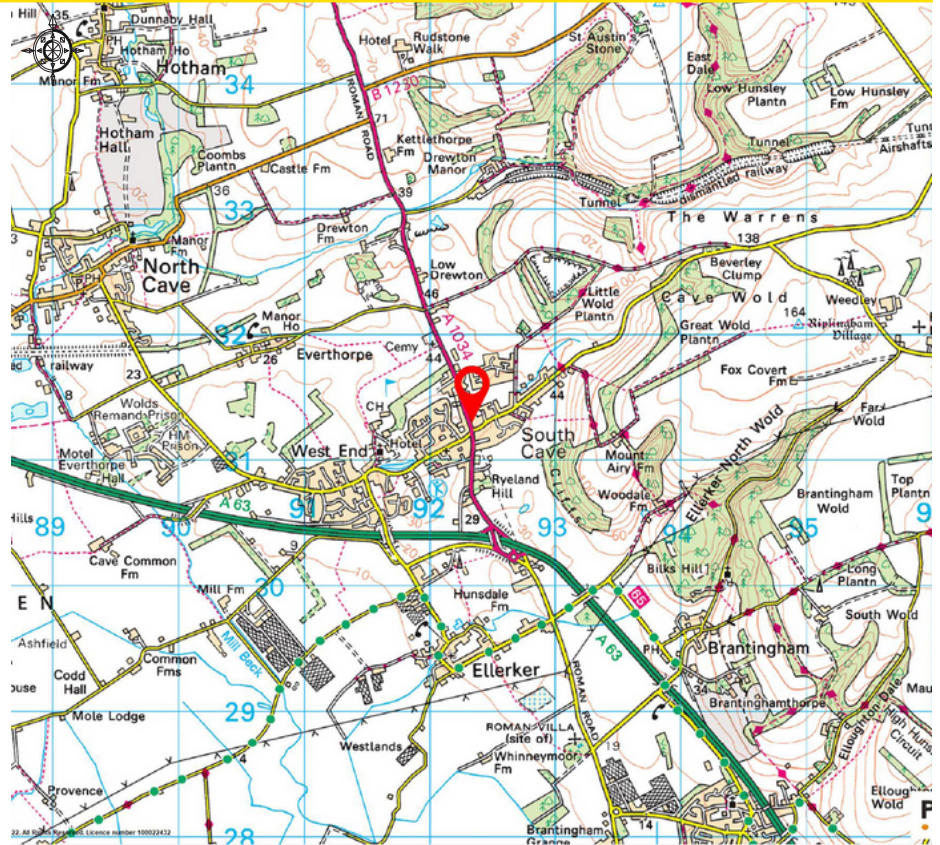
Basement: Beer cellar and stores.

First Floor: The first floor comprises letting accommodation and this also extends into the ground floor of the adjacent building providing a total of 10 en-suite rooms.

Externally: There is an enclosed customer area to the rear with seating on loose tables and chairs for 80 customers and a car park for 15 vehicles.

Tenure

The property is held freehold (Title Number YEA18524).



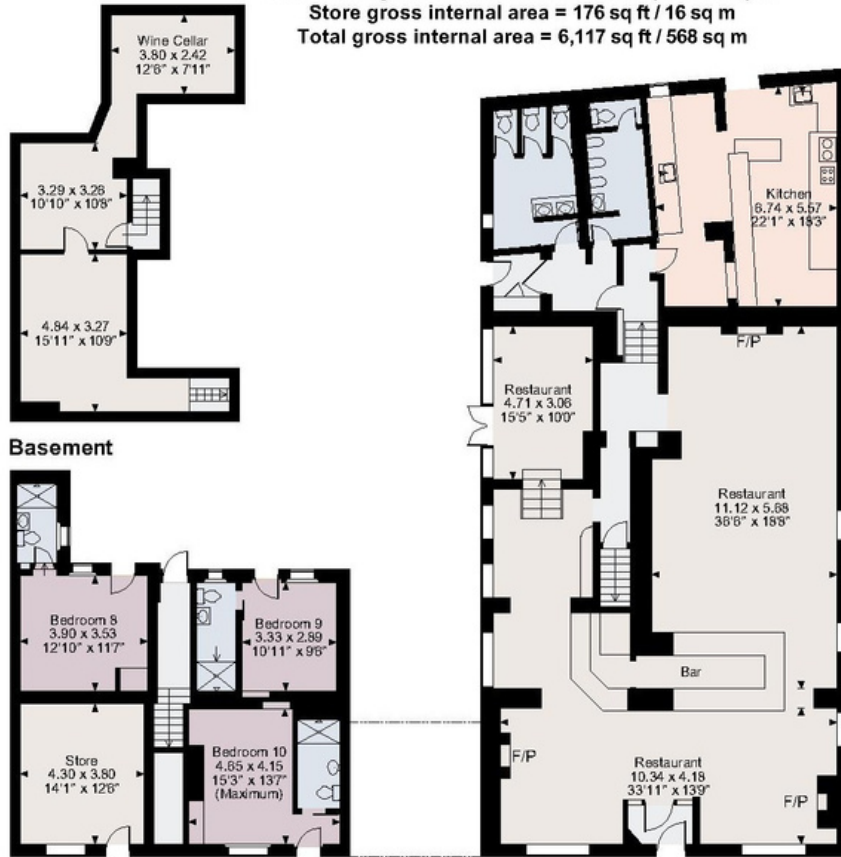
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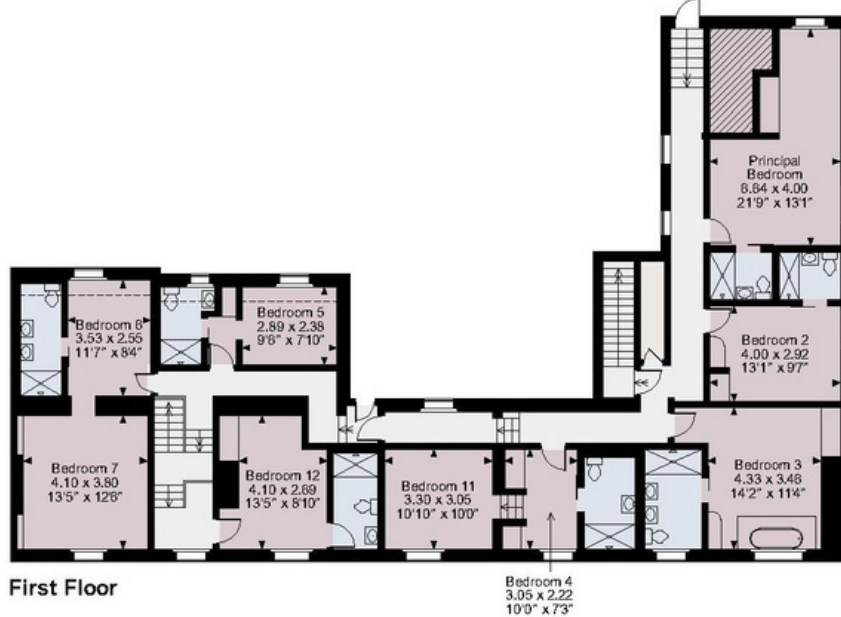
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Fox & Coney, Market Place, Brough
 Basement gross internal area = 465 sq ft / 43 sq m
 Ground Floor gross internal area = 3,242 sq ft / 301 sq m
 First Floor gross internal area = 2,234 sq ft / 208 sq m
 Store gross internal area = 176 sq ft / 16 sq m
 Total gross internal area = 6,117 sq ft / 568 sq m



Basement



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Virtual Tour

<https://vt.ehouse.co.uk/k5KJdeW7Lw5>

Tenancy

The entire property is let to Brantingham Inns Ltd on a 10 year lease from 7 July 2017 at a current rent of £85,310 per annum which is subject to five yearly open market reviews with the July 2022 review outstanding and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £18,974 and a repair and maintenance fund of £10,030 is held by the landlord.

Planning

The property is Grade II Listed and is situated within South Cave Conservation Area.

Data Room

https://sites.savills.com/tavernportfolio/en/page_171176.php

VAT

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

EPC

C-71.

Fixtures and Fittings

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

Terms

We are instructed to invite offers in excess of £980,000 (8.23% NIY) assuming the usual purchasers costs.

Money Laundering

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

Viewings & Contacts

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.

Contact

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