

The Tiger Inn

65 Market Place, Driffield, YO25 6AW

MJB
Commercial Property



FOR SALE

136.69 SQ M
(1,471.32 SQ FT)

OFFERS IN THE REGION OF £325,000

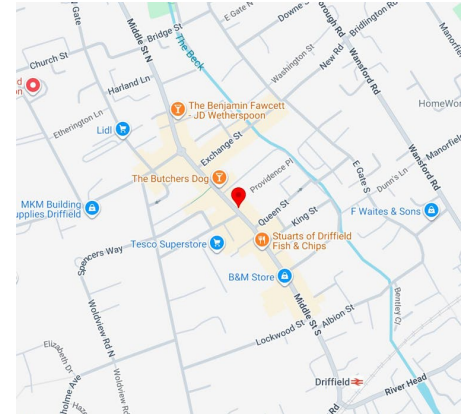
Pub with Living
Accommodation

- Town Centre Location
- Large Beer Garden
- 4 Bed Flat

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www.mjbcpc.co.uk

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Summary

Available Size	136.69 sq m / 1,471.32 sq ft
Price	Offers in the region of £325,000
Rates Payable	£4,870.50 per annum Interested parties are advised to verify this information with the local Rating Authority
EPC	D (92)

Location

The property is situated in Market Place in the heart of the charming market town of Driffield, East Riding of Yorkshire. Driffield is an historic and lively town home to a variety of independent shops, cafes, public houses and local businesses as well as national retailers. The Market Place is known for its traditional character with period buildings providing a small town atmosphere. Driffield is known as the Capital of the Wolds and holds regular markets that draw visitors from the surrounding villages. Driffield parish had a population of 13,457.

Description

Attractive town centre pub with extensive living accommodation above and large beer garden to the rear. The ground floor comprises a cosy bar with a seating area, pool table and darts area. To the rear is a large beer garden with a paved area for seating and small lawned area. The first and second floors provide extensive living accommodation extending to four double bedrooms, office, kitchen, lounge and bathroom.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Bar/WC's	1,471.32	136.69
Total		1,471.32	136.69

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Premises Licence

It is understood that the property currently possesses a Premises Licence allowing the sale of alcohol from 10.30 to 00.30 Monday to Saturday and 12.00 to 22.30 on Sundays.

Turnover

Historic trading information may be available to interested parties upon written request.

TUPE

Staff will transfer in accordance with the TUPE regulations.

Terms

The property is available for sale freehold.

VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers, including Tenants. Prospective Purchasers will need to provide proof of identity and residence.

Viewings

Strictly by appointment with the sole agents.



Matthew Barnsdale

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