



- Modern public house with residential above
- Freehold site of 0.10 acre
- Two main trading areas - approx. 175 sqm (1,883 soft)
- Ancillary accommodation with rear loading access
- Freehold with vacant possession
- Potential for alternative uses including redevelopment

Ground Floor

Entrance Lobby & Hallway

WC - Male

WC - Female

Trading Area One 76.54sqm

Trading Area Two 98.40sqm

Central bar area

Rear Entrance Hall

Office 7.95sqm

Rear Room 25.58sqm

Cellar/Tap Room 18.40sqm

Store 3.86sqm

Staff WC

Boiler Room 5.44sqm

Tenure

The property is being sold on a Freehold basis

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Edwards Duthie
Solicitors 269-275 Cranbrook Road
Ilford IG1 4TG



First Floor - Residential Accommodation

Sitting Room 4.68m x 3.57m

Dining Kitchen 4.66m x 3.35m

Bathroom 3.56m x 3.19m

Bedroom One 3.19m x 3.56m

Bathroom/WC 2.57m x 1.68m

Rear Bedroom Two 3.26m x 4.32m

Bedroom Three 3.48m x 2.65m

Outside

The property occupies a site of 756 sqm (0.10 acre) with vehicular parking to the rear

