

Our client is looking to dispose of 10 public houses either individually or on a group basis.

VIEWING

Strictly by appointment

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ANCM/CW/CA6414
UPDATED JUNE 2011

sandersonweatherall.com

FOR SALE ON BEHALF OF A NATIONAL OPERATOR 8 FREEHOLD & 2 LONG LEASEHOLD PUBLIC HOUSES



Misrepresentation Act 1967:

Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall LLP nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall LLP to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

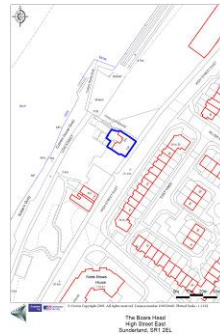
Sanderson Weatherall Limited
Registered In England Company Number OC 344 770.
Registered Office 25 Wellington Street Leeds LS1 4WG

22-24 Grey Street Newcastle upon Tyne NE1 6AD 0191 261 2681 Fax 0191 261 4761 sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

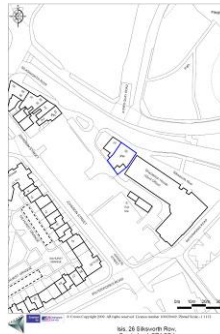
Note: For conditions under which particulars are issued see over



The Boars Head
High Street East
Sunderland
SR1 2BL

Site Area: 0.065 acres

Price: Offers Invited



Isis
26 Silksworth Row
Sunderland
SR1 3QJ

Site Area: 0.056 acres

Price: £160,000



Satellite
Henderson Road
South Shields
NE34 9QW

Site Area: 0.218 acres

Long leasehold until 2055
Ground Rent: £125 per annum.

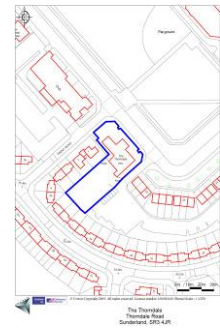
Price: Offers Over £275,000



The Powlett
Powlett Road
Hartlepool
TS24 8NA

Site Area: 0.420 acres

Price: Offers Over £150,000



The Thorndale
Thorndale Road
Sunderland
SR3 4JR

Site Area: 0.486 acres

Price: £200,000



The Newburn Hotel
Station Road
Newburn
Newcastle upon Tyne
NE15 8LS

Site Area: 0.353 acres

Price: Offers Over £400,000



The John Gilpin Inn
Burnside
West Denton
Newcastle upon Tyne
NE5 5BR

Site Area: 0.421 acres

Price: Offers Over £275,000

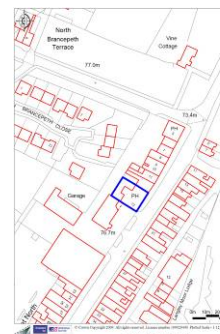


The General Havelock
Chapter Row
South Shields
NE33 1BN

Site Area: 0.042 acres

Long leasehold until 2066
Ground Rent: £120 per annum.

Price: Offers Over £300,000



The Langley Moor Hotel
13 High Street
Langley Moor
Durham
DH7 8JG

Site Area: 0.092 acres

Price: Offers Over £275,000



The Benwell Hotel
38 Adelaide Terrace
Newcastle upon Tyne
NE4 8BL

Site Area: 0.064 acres

Price: Offers in the Region of £200,000

ALL SALE PRICES QUOTED ARE EXCLUSIVE OF VAT