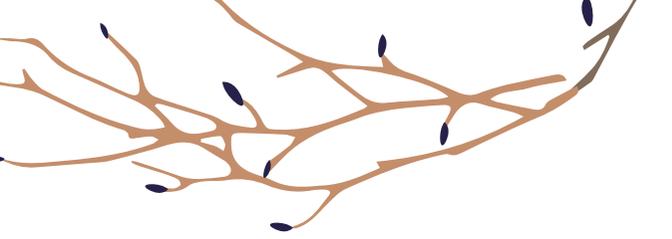




AUTHENTIC ALEHOUSES

On the instructions of the joint administrators of Authentic Alehouses Limited and Authentic Alehouse Trading Limited both In Administration

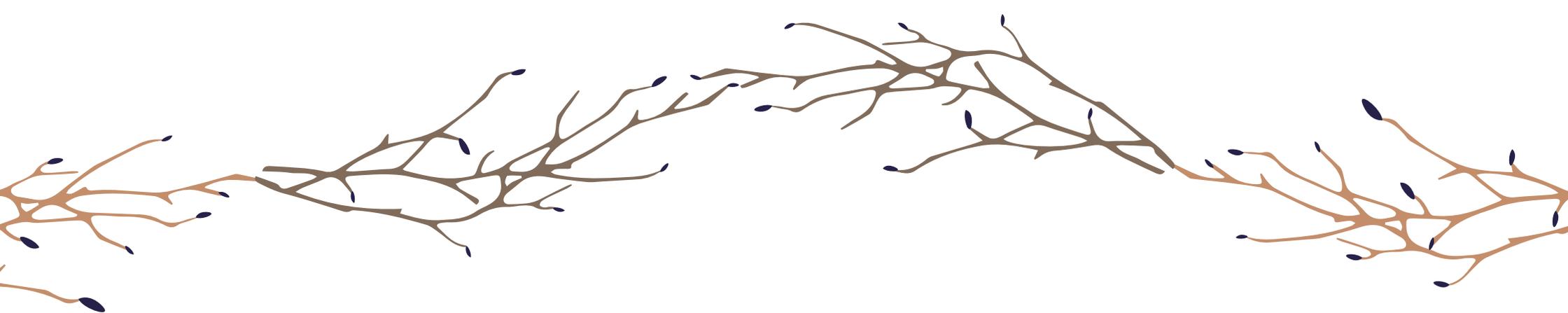




Situation & Location

The Five freehold properties are broadly located within a 'corridor' along the M62 ranging from the Albert Hotel in Drifffield, East Yorkshire to the east to the Fountain Inn, Barnoldswick, Lancashire to the west.

The Albert Hotel, the Ponty Tavern, the Wakey Tavern and the Countess of Rosse are all located in busy town centre or suburban locations. The Fountain Inn is located in a more rural location.



Description & Accommodation

- A small group of five freehold public houses, operated under management, previously traded by the Authentic Alehouses Ltd company.
- The majority of the Properties are substantial, traditional public houses occupying a good sized sites in prominent locations within their micro-geographic context.
- Mostly open plan, ground floor trading areas reflecting a vertical drinking trading format, with the exception of the Fountain Inn, which has a number of interconnecting rooms providing the various ground floor trading areas.
- The Wakey Tavern is at present closed for trading.
- A mixture of managers accommodation and letting rooms at the Properties.
- Generally substantial properties on a large site, with the exception of the Fountain Inn, which is a smaller Property occupying a fully developed, compact site.
- The four trading Properties are equipped for use as a public house with letting rooms and/or dining areas in some instances.
- Decent sized car parking is present onsite at the Albert Hotel and the Ponty Tavern.



Sale Process

- On an Asset sale basis and to be sold individually, as a sub group or as an entire portfolio
- Trading information may be available, but will be limited to monthly net turnover figures only

All enquiries relating to this Information Memorandum should be directed to the following members of Christie & Co team.

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Albert Hotel, Hull

394 ANLABY ROAD, KINGSTON UPON HULL, HU3 6PB

Freehold: £342,000

Situation and Location

Kingston upon Hull is a port city and unitary authority in the East Riding of Yorkshire, approximately 25 miles inland from the North Sea.

Located in a secondary location three miles west of Hull centre accessed via Anlaby Road (A1105).

The surrounding area is a busy suburban centre comprising many independent shops, businesses, cafes and there are two public houses at the same road junction.

Property

A substantial three storey detached property, built around circa 1930's, of brick construction under a pitched slate tiled roof with colour wash elevations.

Description

- Internally, there is a large, open plan ground floor trading area, designed for vertical drinking and for watching sports events on a large TV screen
- There are seven usable letting bedrooms on the first floor and there is also a large manager's flat on the top floor
- Externally, there are beer patios to both the front and rear of the Property. There is also a large car park for approximately 22 vehicles
- The approximate total Gross Internal Area is 772 sq m (8,307 sq ft).
- The Property occupies a rectangular shaped plot which extends to 0.35 acres (0.14 hectares).
- Strong regular local clientele supplemented by additional match day trade and contractors using the letting bedrooms

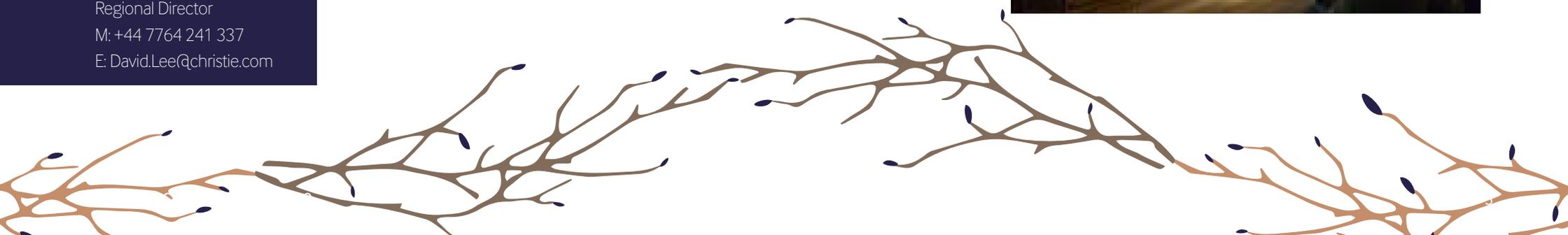


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Countess of Rosse, Shipley

62 BINGLEY ROAD, SHIPLEY, BD18 4SD

Freehold: £475,000

Situation and Location

Shipley is a commuter suburb and small town in the City of Bradford, West Yorkshire, by the River Aire and the Leeds and Liverpool Canal, north of Bradford.

The Property is located in a secondary location one mile from Shipley's centre on Saltaire High Street and accessed via the A650 Bingley Road. The surrounding area is commercial, residential and retail.

Property

Semi -detached two storey property of stone construction under a pitched slate tiled roof, constructed circa 1870's.

Description

- Internally, there is a ground floor, open plan public bar including low and high tables, perimeter seating and a pool table
- The basement, and the upstairs managers accommodation is accessed through the bar servery
- Small external area and rear goods service access
- The total approximate Gross Internal Area is 558 sq m (6,006 sq ft).
- The Property occupies a rectangular shaped plot which extends to 0.12 acres (0.05 hectares).

We understand the property is connected to mains drainage, water, electricity and gas.



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Fountain Inn, Barnoldswick

14 CHURCH STREET, BARNOLDSWICK, BB18 5UT

Freehold: £342,000

Situation and Location

Barnoldswick is a town and civil parish in Lancashire, just outside the Yorkshire Dales National Park and the Forest of Bowland Area of Outstanding Natural Beauty. Stock Beck, a tributary of the River Ribble, runs through the town.

Situated on Church Street in a secondary location on the outskirts of the town centre of Barnoldswick and accessed via the B6251. The surrounding area is mixed commercial/retail/residential area.

Property

A two storey, end-terraced property built around 1860 of stone construction under a pitched slate tiled roof.

Description

- Public bar with large bar servery to the right hand side of the entrance. Separate restaurant with seating for around 30 covers.
- Small catering kitchen and a customer toilet on the ground floor.
- First floor customer toilets along with four letting guest bedrooms and a further three bed family letting bedroom. Two further letting bedrooms that are accessed externally to the rear, in a separate, adjoining building.
- Externally, there is a small back alley with some chairs serving as a beer patio area.
- The custom is mainly derived from local residents of the village for wet trade, with food custom coming from outside the immediate area
- The total approximate Gross Internal Area is 408 sq m (4,392 sq ft).
- The Property occupies an irregular shaped plot which extends to 0.06 acres (0.03 hectares).
- We are advised the Property is connected to mains drainage, water, electricity and gas.

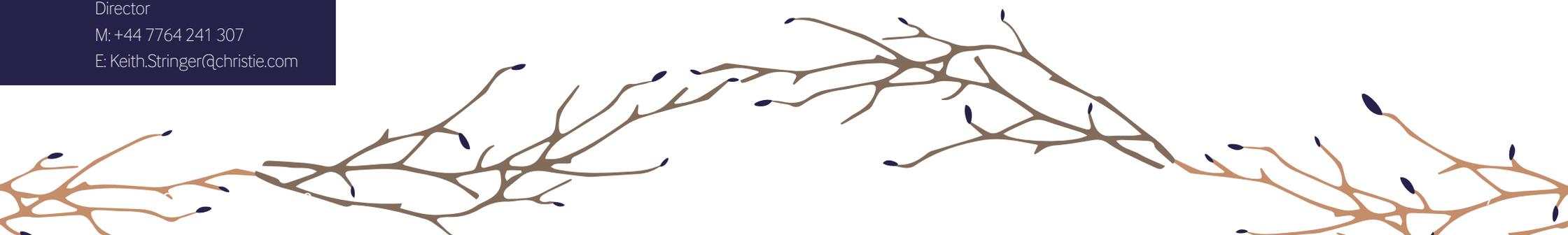


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Ponty Tavern, Pontefract

2 CORNMARKE, PONTEFRACT WF8 1AN

Freehold: £465,000

Situation and Location

Pontefract is a historic market town in West Yorkshire, near the A1 (or Great North Road) and the M62 motorway. Historically part of the West Riding of Yorkshire, it is one of the five towns in the metropolitan borough of the City of Wakefield

Situated in Pontefract town centre on Cornmarket, which is a busy town centre location. The surrounding area is predominantly commercial and retail.

Property

Two storey, end-terraced property built around 1850, of brick construction under a pitched tiled roof with part colour rendered and timber elevations.

Description

- Internally, large, L shaped open plan ground floor trading area with wooden floors and a long bar servery to one side.
- Five bedroom manager's flat, office and store and basement cellar
- Externally, there is a large beer garden and an old brick outbuilding
- Car park for approximately 12 vehicles
- The total approximate Gross Internal Area is 519 sq m (5,584 sq ft).
- The Property occupies a rectangular shaped plot which extends to 0.26 acres (0.12 hectares).
- We are advised the property is connected to mains drainage, water, electricity and gas

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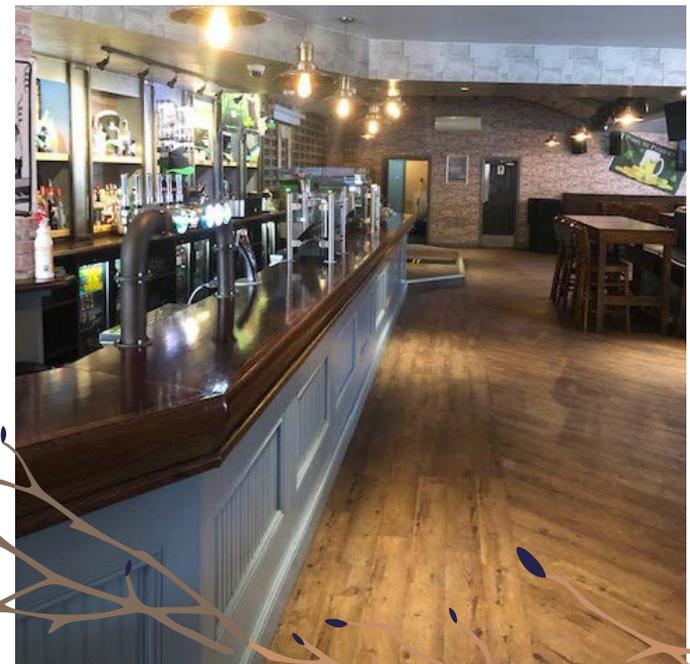
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Wakey Tavern, Wakefield

6 LOWER WARRENGATE, WAKEFIELD, WF1 1SA

Freehold: £295,000 (Currently closed for trading)

Situation and Location

Wakefield is a city in West Yorkshire on the River Calder and the eastern edge of the Pennines, which had a population of 99,251 at the 2011 census.

Situated in Wakefield city centre and is accessed via Lower Warrengate. The town centre has the usual mix of shops and businesses and Trinity Walk Shopping Centre and the Ridings Shopping Centre are a short distance away.

Property

Two storey, semi-detached corner property of brick construction under a pitched slate roof.

Description

- Internally, the Property is part way through a complete refurbishment and is currently closed for trade.
- Part of Wakefield centre drinking circuit, with expected spin off custom from the Wetherspoons pub next door
- Customer toilets and a manager's flat located on the first floor.
- The approximate total Gross Internal Area is 558 sq m (6,000 sq ft).
- The Property occupies an irregular shaped plot which extends to 0.09 acres (0.04 hectares).
- We are advised the property is connected to mains drainage, water, electricity and gas.



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