

lot 64

**Black Bull Inn, 2 Teigh Road
Market Overton, Oakham, Rutland LE15 7PW**

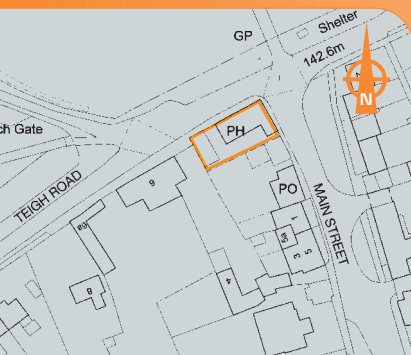
Rent
£28,000
per annum
exclusive

**Freehold Public House & Hotel
Investment**

- Let until 2030
- Prominent corner position in a sought after and picturesque village
- Idyllic rural setting close to Rutland Water, Stamford and Oakham
- Benefits from a 2 bedroom residential flat and hotel accommodation for 2 en-suite double bedrooms
- Six Week Completion Period



On the instructions of
J Pitt and B Moon
acting as Joint Fixed
Charge Receivers



Location

Miles: 15 miles south-east of Melton Mowbray
15 miles north-west of Stamford
20 miles north-west of Peterborough
Roads: A1, A1(M), A14, M11
Rail: Oakham, Melton Mowbray
Air: Leicester

Situation

The property is situated in a prominent corner position at the junction of Teigh Road and Main Street in the traditional country village of Market Overton with beautiful views and overlooking the church.

Description

The property comprises an attractive public house benefiting from a 2 bedroom residential flat and hotel accommodation for 2 en-suite double bedrooms.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground & First	Public House/ Ancillary & Hotel	307.30 sq m (3,307 sq ft)	KEVIN ANTHONY HOUSLEY & KRISTY HOUSLEY (1)	20 years from 18/08/2010 until 2030 on a full repairing lease	£28,000	18/08/2015 and 3 yearly and 17/08/2030
Totals		307.30 sq m (3,307 sq ft)			£28,000	

(1) Kevin & Kristy Housley are the landlord and landlady of the Black Bull Inn and aim to provide the best quality food and service in a warm and relaxed atmosphere. Their 19th century inn offers tasteful decor, elegant rooms and log fires in a country surrounding. (Source: www.blackbullrutland.co.uk 19/09/2011)

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Addleshaw Goddard LLP
Milton Gate, 60 Chiswell Street, London EC2Y 4AG.
Tel: +44 (0)20 7160 3109.
Email: monica.duggal@addleshawgoddard.com
Ref: Monica Duggal.