

LOT
143

Yard Farm, North Breache Lane Ewhurst, Surrey GU6 7SN

Of interest to developers. A derelict yard on a large site with further potential. **Vacant.**

Tenure

Freehold.

Location

- Located near to the junction with North Breache Lane
- Extensive shopping and restaurant facilities can be found nearby along Cranleigh Road
- The recreational amenities of Albury Estates are easily accessible
- The property is located in close proximity to the A3 which provides good links to the M25

Woking, Guildford

Description

- Yard Farm with development potential on a large site
- The property comprises a 3,982 sq ft

steel portal, sheet clad grain shed

- Adjoining the grain shed to the east is a wooden framed open fronted lean-to extending to 5,452 sq ft and benefitting from a corrugated roof and a mixture of wooden and corrugated iron side panelling
- In need of modernisation

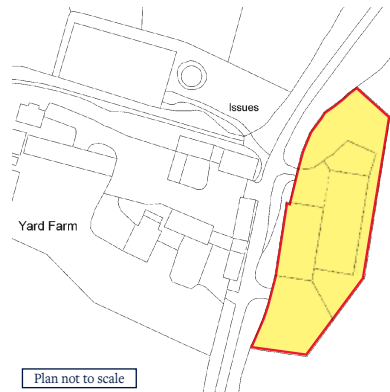
Site

Total Site Area Approximately 0.6 Acres

Property	Building	Use	sq ft	sq m
Yard	Building 1	Agricultural	3,982	369.9
Farm	Building 2	Agricultural	5,452	506.5
Total			9,434	876.4

Viewing

Please refer to our website
savills.co.uk/auctions



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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

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Rift Bar, The Case, Horse Fair Centre, Wisbech Cambridgeshire PE13 1AR

A two storey public house of approximately 7,696 square feet located in a town centre location. **Investment let at £52,000 per annum.**

Tenure

Freehold.

Location

- Wisbech, with a population of some 31,000, is an attractive Fenland town situated on the River Nene and located some 13 miles south-west of King's Lynn and 21 miles east of Peterborough
- The property is located on the east side of Horse Fair, adjacent to the Horse Fair Shopping Centre (the principal retailing area)
- Close proximity to one of the town centre's public car parks (with some 1,000 spaces) and the main bus station
- Occupiers close by include Boots, Peacocks, Superdrug, New Look, Argos (adjacent), Greggs, EE, Holland & Barrett and Co-operative Food
- Good motor links to the A47 which also provides links to the A1

March, Downham Market

Description

- The property is arranged on ground and one upper floor to provide a public house with kitchen on the ground floor

- There is a patio area providing additional customer seating

Tenancy

The property is let to UKPM (Wisbech) Limited for a term of 25 years from 30th March 2007 at a current rent of £52,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Note

The lease is guaranteed by three companies: UKPM (Cardiff) Limited, UKPM (Workington) Limited and UKPM (Chester-le-Street) Limited. UKPM (Wisbech) Limited operates within a group of seven pubs.

Total current rent £52,000 per annum

VAT

VAT is applicable to this lot.

Viewing

Please refer to our website savills.co.uk/auctions



Accommodation

Ground Floor	440 sq m	(4,736 sq ft)
First Floor (Ancillary/Storage)	200 sq m	(2,153 sq ft)
First Floor (Customer WCs)	75 sq m	(807 sq ft)
First Floor Flat – Three Rooms, Kitchen, Bathroom		(Not inspected, believed to comprise)