



A Freehold former public house with three bedroom living accommodation on the upper floors, suitable for a variety of alternative uses subject to the necessary planning consents.

Situated

The premises are situated within a predominantly residential area of the corner of Lyneham and Driveway Whiston.

Ground Floor

Main Bar	58.52m ² (630sq ft)
Lounge Bar (Including kitchen)	104m ² (1119sq ft)
Beer Store	24.65m ² (265sq ft)
Ancillary Store 1	28.09m ² (302sq ft)
Ancillary Store 2	2.24m ² (24sq ft)
Garage	12.72m ² (137sq ft)
Male and female WCs & Staff WC	

First Floor (Living Accommodation)

Three Bedrooms, Lounge, Kitchen, Bathroom.

Outside

Car parking and amenity space.

Fees

The Council's Surveyor's fees are 4% and the Legal Costs are 2% of the sale price, subject to a minimum fee of £600 in each case and not as stated in the catalogue.



Not to scale. For identification purposes only

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On Behalf of

