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By order of Messrs. HUNT, EDMUNDS & Co., Ltd.

WARWICKSHIRE

(12 MILES FROM BIRMINGHAM AND 8 MILES FROM WARWICK).

Particulars and Conditions of Sale

In respect of that

WELL-KNOWN FREEHOLD

FULLY-LICENSED HOUSE

THE "BOOT" INN,

LAPWORTH,

With Gardens, Outbuildings, Bowling Green and Pasture Lands,

Which will be offered by Public Auction, by

BOSWELL & TOMLINS. F.A.I.

AT

THE "GRAND" HOTEL, BIRMINGHAM,

On WEDNESDAY, SEPTEMBER 28th, 1927,

At 4 o'clock in the afternoon.

SOLICITORS: Messrs. STOCKTON, SONS & FORTESCUE, 38, High Street, BANBURY.

AUCTIONEERS' OFFICES: 88 & 89, Darlington Street, WOLVERHAMPTON.

Tel. No. 1116 (2 lines); Telegrams "Auctions."

REMARKS.

The "Boot" Inn is really an excellent type of Country Roadside Inn, is very conveniently situated within easy reach of Birmingham, Warwick, Coventry and other centres, and is, therefore, a popular Calling House. It is Official Quarters for the N.C.U., and is in a favourite district for Fishing Competitions. The Stratford-on-Avon Canal runs through the property, and Lapworth Station is only a short distance away.

The whole property is one with great possibilities for development.

The Tenancy Agreements may be inspected at the Offices of the Auctioneers. The Agreement in respect of the Licensed premises is expressed to be determinable by either party giving to the other three calendar months' notice in writing at any time. This Agreement contains a Clause to the effect that the tenant agrees "also to purchase of and from the Landlords, and from no other person, all the Ale, Porter, Cider, Wines, Spirits, Cordials and Liqueurs, sold or consumed on the said premises." A further Clause states "And, inasmuch as the Tenant on taking to and becoming Tenant of the said premises, will take to and purchase certain fixtures and Tenant's fittings, it is hereby agreed by the Landlords that on the tenant giving up possession of the said premises, they, the Landlords, will take to and pay for at a fair valuation, to be made in the usual way, all the said Tenant's fixtures and fittings which are taken to and paid for by the said Tenant on entering. And the Tenant hereby agrees to sell to the Landlords at the end or determination of the said tenancy, all the said fixtures and fittings, at a fair valuation as aforesaid." "The word Landlords shall include the Executors, Administrators, or Assigns, or other successors in the Directorate, and the word Tenant shall include Executors, Administrators, or Assigns, or other successors in title of the said."

The Land is let under a separate agreement, which is expressed to be determinable by three calendar months' notice in writing to quit, expiring on any Quarter Day.

The License is a Full Seven Day one.

The property may be inspected upon production of a permit, obtainable from the Auctioneers.

PARTICULARS.

LOT 3.

(A Plan may be inspected.)

AN EXCEPTIONALLY ATTRACTIVE AND VERY VALUABLE
FREEHOLD

Fully-Licensed Property

known as

THE "BOOT" INN,

Lapworth, Warwickshire,

together with

**LARGE GARDEN, OUTBUILDINGS, BOWLING GREEN and
FOUR FIELDS OF PASTURE LAND,**

The whole extending to an Area of

10 ACRES, 1 ROOD, 24 PERCHES,

situate on and having a capital frontage to a good main road from Birmingham to Warwick, about twelve miles from Birmingham, eight miles from Warwick, four miles from Henley-in-Arden, and fourteen miles from Coventry.

The whole property is let to Mr. E. J. Mullard under two separate agreements. The Licensed Premises are let at a NET ANNUAL RENTAL OF £35, and the Land at an additional NET RENTAL OF £25 PER ANNUM.

The main structure is of brick and tile, and there is a good draw-in way.

The accommodation includes:—

ON THE GROUND FLOOR: Central Entrance Passage, flagged and with Outdoor Department; Bar; Tap Room, with bay window; large and comfortable Front Smoke Room, with well grate and beamed ceiling; Back Smoke Room; Kitchen, fitted with range; Coalplace; Scullery, with sink and washing boiler; Dairy; and also a LARGE ASSEMBLY ROOM.

ON THE FIRST FLOOR: Landing; Two Sitting Rooms; and Two Bedrooms.

ON THE SECOND FLOOR: Landing and Two Attic Bedrooms.

*old £3450.
to be paid in 10
instalments on above*

IN THE BASEMENT there is Cellaring, including a large Beer Cellar with fall from the front.

OUTSIDE there is a Paved Yard, with Urinal and the Sanitary conveniences.

THE OUTBUILDINGS are ample, brick and tile built, and include paved GARAGE, Stabling for four horses, Stores, Fowl Houses, and Two Piggeries.

An excellent FLOWER AND VEGETABLE GARDEN extends along the road frontage, and there is a BOWLING GREEN at the rear.

Electric Lighting has been installed by the Tenant, to whom the whole of the Plant and Installation belongs.

THE PASTURE LAND

comprises Two Small Fields immediately adjoining at the rear of the House, and two further Fields on the opposite side of the Stratford-on-Avon Canal. The two latter fields are sub-let by Mr. Mullard.

Land Tax, £1 10s. 0d. per annum; Tithe 11/6 per annum.

FIXTURES, ETC.—The whole of the Public House Trade Fixtures, Fittings, Electric Lighting Plant and installation, together with any temporary or other buildings, and any other effects whatsoever belonging to the tenant, are excluded from the Sale.

SPECIAL CONDITIONS OF SALE.

1. The Property is sold subject to the General Conditions of 1925 published by the Law Society, prints of which can be inspected at the Office of the Vendors' Solicitors and of the Auctioneers prior to the Sale, so far as they are not varied by or inconsistent with these Conditions.
2. The Auctioneers are Messrs. Boswell & Tomlins of 88 and 89, Darlington Street, Wolverhampton.
3. The Vendors' Solicitors are Messrs. Stockton, Sons and Fortescue, 38, High Street, Banbury.
4. The date fixed for completion is the 14th day of November, 1927.
5. The Vendors are selling as Absolute Owners.
6. The Abstract of Title shall commence with a Conveyance dated the 21st day of December 1897 and made between William Garrad of the one part and Hunt Edmunds & Co. Ltd. of the other part.
7. The tenure of the Property is Freehold and is sold subject to the existing tenancy as set out in the Particulars of Sale.
8. The Property is believed to be and shall be taken as correctly described and any incorrect statement error or omission found in the Particulars, Sale Plan or Conditions shall not annul the Sale or entitle any purchaser to be discharged from his purchase nor shall the Vendors or any purchaser claim or be allowed any compensation in respect thereof.