

ISLE OF WIGHT OBSERVER Saturday 18<sup>th</sup> August 1898

By order of the Executrix of the late

**Mr Thomas VANNER.**

RYDE, ISLE OF WIGHT.

To Brewers, Hotel Proprietors and others, Important Sale of Free and Fully-Licensed Premises, Wine and Spirit Stores, Stabling, &c.

MESSRS. COOMBES are favoured with instructions to SELL by AUCTION, at the Auction Mart, Cross Street, Ryde, on TUESDAY, September 6<sup>th</sup>, 1898, at 5 for 7 o'clock in the evening, in three Lots the following :

Lot 1. - The valuable free and fully-licensed Property known as "THE CASTLE HOTEL," occupying a commanding position on the west side of High Street and corner of John Street, and in one of the principal thoroughfares of the town. The property is substantially built and in good repair. It contains a commodious bar, smoking room, commercial room, store room, two sitting rooms, nine bed rooms, dressing room, kitchen and offices, with excellent wine and beer cellars. There is a capital range of stabling for ten horses and carriages with lofts over; also the WINE AND SPIRIT STORES, known as No 14, John Street. This Hotel is well-known and has been established nearly 40 years. It is let to Mr. Edward SWEETMAN, jun., on lease for 21 years expiring on the 1<sup>st</sup> of November next at £100 per annum. The fixtures and fittings are to be taken at a valuation. The property possesses a frontage to John Street of 64ft. 6in., and to High Street of 32ft. or thereabouts. Held for a term of 990 years computed from the 6<sup>th</sup> day of January, 1860, at an annual ground rent of £27.

Lot 2. - An improved long-leasehold GROUND RENT of the clear annual value of £11, well secured on the premises known as "The Ryde Auction Rooms," situate on the south side of John Street, Ryde. Held by leases direct from the Lind Estate for a term of 950 years, computed from March 25<sup>th</sup> 1871, at an annual ground rent of £30.

Lot 3. - THE BUSINESS PREMISES, known as "No. 163, High Street, Ryde," in the occupation of Miss VANNER at £18 per annum. Held for a term of 999 years computed from March 5<sup>th</sup>, 1855, at an apportioned ground rent of £3 per annum.

May be viewed by permission of the respective tenants. Particulars and conditions of sale may be had of the Auctioneers, Ryde, and of John FARDELL, Solicitor, Ryde.

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