

Important to Brewers, Innkeepers, and Others.

Very Valuable Freehold Property.

By Mr. WM. FREDK, FOX, at the house of Mr. Joseph Armitage Rhodes, the Black Bull Hotel, in Mirfield, in the county of York, on Monday, the Twenty-fourth day of June, 1872, at seven o'clock in the evening prompt, in the following or such other lots as may be agreed upon at the time of sale, and subject to such conditions as shall be then and there produced,

Lot 1. **A** LL that most substantially-built INN or PUBLIC-HOUSE, called the Black Bull Hotel aforesaid, with the shed adjoining thereto, and billiard room over the same, and the vacant land in front of the said hotel, and the yard and extensive bowling-green behind the same. And also, all that Croft of LAND adjoining the said bowling green, and situate behind the dwelling-house and premises occupied by Mr. Thomas Blackett. And also, all that stable, with the granary, mistal, piggeries, yard, and other appurtenances thereto belonging, all which said premises are now in the occupation of the said Joseph Armitage Rhodes; and also all those two excellent stables and large coach-house, with the office, gas house and cart-shed adjoining, and hay-loft over the said stables, coach-house, and office, now in the occupation of the said Thomas Blackett, with the large room over the same, and the cottage underneath, the last-mentioned room occupied as Masonic Lodge Rooms, and known as the Assembly Rooms. And also all that cottage or dwelling-house, with the garden in front thereof, and the small coach-house and shed adjoining thereto, also in the occupation of the said Thomas Blackett, containing, including the site of the building, 7,216 superficial square yards more or less, all which said premises are situate on the north side of Eastthorpe-lane, in Mirfield aforesaid.

Lot 2. All those Two small SHOPS, occupied as a butcher's shop and a barber's shop, with the shed adjoining thereto, situate on the east side of Lot 1, and now in the several occupations of Henry Blackburn and Joseph Senior, containing, including one-half of a street ten yards wide, on the west side thereof, so far as the same is co-extensive therewith, and the site of the said buildings, 151 superficial square yards more or less.

Lot 3 All that Plot of BUILDING-GROUND, situate on the north side of lot 1, and adjoining to Queen-street, in Mirfield aforesaid, containing (including one moiety of Queen-street aforesaid) 2,632 superficial square yards, more or less.

The Hotel is a somewhat massive structure, with some pretensions to architectural beauty, is three stories high, has been recently built at a considerable cost on part of the site of the old Black Bull Hotel; is within 250 yards of Mirfield Railway Station, the great junction from Leeds, Bradford, Halifax, Huddersfield, and Wakefield; has a considerable frontage to Eastthorpe-lane aforesaid, and the road leading to the railway station; and is one of the oldest-established and best-accustomed houses in the neighbourhood. The house contains wash-house, five cellars, viz., beer cellar, bottled ale cellar, wine, spirit, and keeping cellar. On the first floor, spacious passage 52ft. by 20ft.; smoke room 18ft. by 12ft.; commercial room 18ft. by 18ft.; filling bar and snug 18ft. by 14ft.; bar parlour 18ft. by 14ft.; tap room 18ft. by 18ft.; and kitchen 20ft. 6in. by 18ft. Second floor, front sitting-room 18ft. by 16ft. 6in.; three bed rooms, spirit store room, and large lodge room 52ft. by 18ft. On the third floor, eight bed rooms and w.c., and Luncheon's closet. All of which are in excellent condition.

The billiard room has been erected within the last two or three years, and the bowling green has been laid, and the little room on the south thereof built within the same period.

Lot 2 has a considerable frontage to Eastthorpe, is in the best situation in Mirfield, and is a very desirable site for a good shop.

Lot 3 is somewhat elevated, has a considerable frontage to Queen-street aforesaid, where several very good semi-detached houses have been recently built, and is well adapted for the erection of a similar class of houses.

Plans and particulars may be obtained on and after the 10th instant; and any further information may be had on application to Mr. John Barker, Architect and Surveyor, Mirfield; or of the Auctioneer; or at the Offices of JO. IBBERSON, Solicitor, Dewsbury.

Dewsbury, 1st June, 1872.

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