

Glazebury

The Foresters Arms
384 Warrington Road
Leigh End
Cheshire
WA3 5NX

- **Attractive Freehold Public House Investment**
- Lease expires 2020
- Comprises site of 0.1 Hectare (0.24 Acres)
- Current Rent Reserved
£25,000 pa



Tenure

Freehold.

Location

The village of Glazebury is situated 2 miles south-east of Leigh and 6 miles north-east of Warrington on the A574. The M62 (Junction 1) lies 4 miles to the south which gives access to the M6 and M56. The property is situated fronting Warrington Road (A574) to the south of its junction with the A580 in a predominantly residential area. At the junction with the A580 is located a Total Petrol Filling Station and The Sporting Inn and Suites. Bents Garden Centre and Edinburgh Woollen Mill are also located nearby.

Description

The property is arranged on ground and one upper floor to provide a ground floor public house together with ancillary WC/store/cellar accommodation at ground level. The first floor provides residential accommodation accessed from within the premises. The property benefits from a beer garden and parking for some 16 cars.

The property provides the following accommodation and dimensions:

Ground Floor Bar 94 sq m (1,012 sq ft)

Ground Floor

WC/Stores/Kitchen/Cellar 73 sq m (785 sq ft)

First Floor Flat comprising 4 Rooms, Kitchen and Bathroom

Tenancy

The entire property is at present let to E W JOLLY ESQ, for a term of 10 years from 19th December 2008 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews in the fifth year and contains full repairing and insuring covenants subject to a photographic schedule of condition.

VAT

VAT is applicable to this lot.

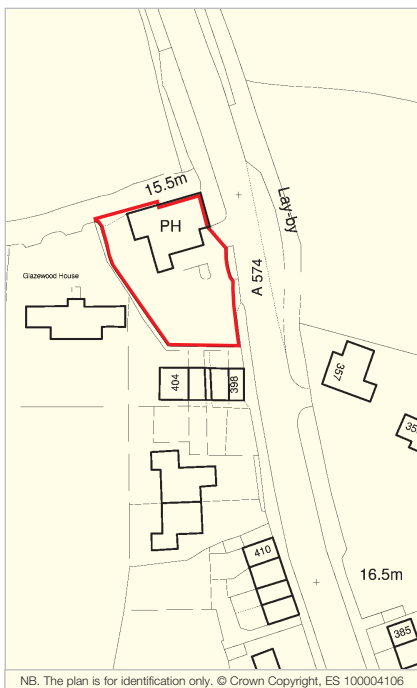
Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 92 Glazebury**.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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