



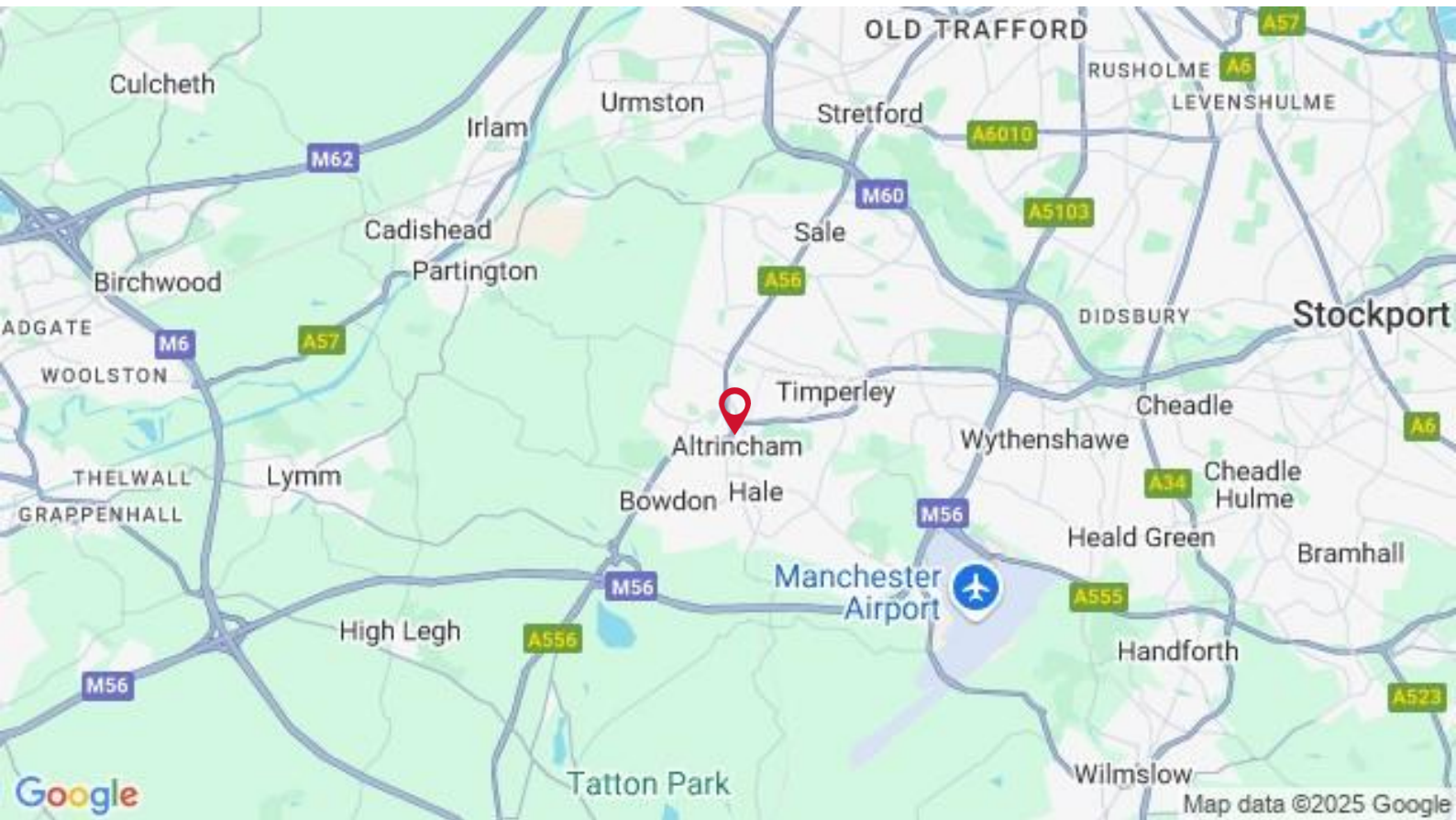
George & Dragon and Altrincham Inn

(Ex Premier Inn), Manchester Road, Altrincham, Cheshire WA14 4PH

Tenure
To Let

Price
Nil Premium

- New Lease available
- South Manchester suburban location
- Ex-branded 43 Bed hotel - pub & restaurant
- Guide Rent for hotel is £240,000
- Guide Rent for pub/restaurant is £85,000



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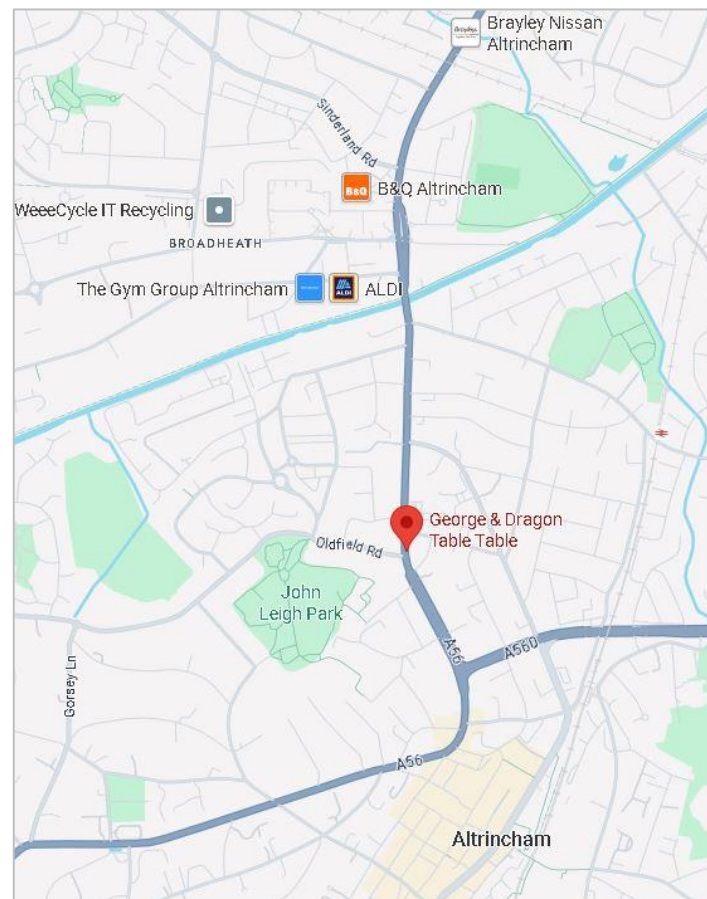
Location

The property is located in a mostly residential area within the affluent market town of Altrincham. It occupies a prominent gateway position on Manchester Road (A56), leading from Altrincham to Manchester.

Altrincham itself has a population of 49,680 and is very well connected, having easy commuter access to the M56 and Manchester city centre, which lies approximately 8 miles to the north west. The site is five miles north west of Manchester Airport, which is approximately a 20-minute drive.

Description

The property comprises of two inter-connecting buildings both three storeys high and currently comprising a hotel and a pub/restaurant. The property benefits from a car park and a small garden with tables to the rear.



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Trade

Our client completed the acquisition of the freehold property in October 2025. Previously, it operated as a Premier Inn and Table Table, but it was debranded as part of the sale. Not trading information is available.

The hotel has reopened under a holding tenant and is now called "Altrincham Inn" (<https://altrinchaminn.com>). The pub & restaurant is currently closed.

An experienced operator may feel that there is an opportunity to reopen the business on a leasehold basis.

Accommodation

The Hotel occupies the upper floors and we understand that it benefits from c.43 bedrooms.

To the Ground Floor, there is a series of interconnected rooms, effectively providing an open plan and split level trading area. There is a traditional Bar Area with a tiled floor and some carpeted sections. There are a series of snug rooms benefitting from a variety of furniture combinations, from timber tables and chairs, to fixed upholstered seating and upholstered sofas. There are c.100 dining covers and a further c. 50 covers in the pub area.

There is an extensive kitchen area, benefitting from an alto floor, a range of stainless steel catering equipment, walk in refrigeration and freezer facilities, x3 store rooms and a staff room.

To the Basement is a beer cellar and store room.

Tenure

Our client is prepared to offer flexible, free of tie terms to the right applicant.

Proposals are sought for either the hotel or pub/restaurant operations - or indeed, both opportunities combined into one lease opportunity.

Our client envisages a Guide Rent of £240,000 for the Hotel and £85,000 for the pub/restaurant.

All proposals will be considered on their own individual merits - please request an application form if you would like to present a proposal.

Please Note the property is also available Freehold off an asking price of £3,000,000 - please enquire with Fleurets quoting reference NW-524838.

Planning

The property is not a listed building but does lie in Altrincham Conservation Area.

Licence

A premises licence prevails, for further information please contact the Northwest Office.



Business Rates & Council Tax

The property is in an area administered by Trafford Council.

Rateable Value £102,000 (2023) & £201,000 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band C for council tax purposes.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment only through Fleurets Northwest Office.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

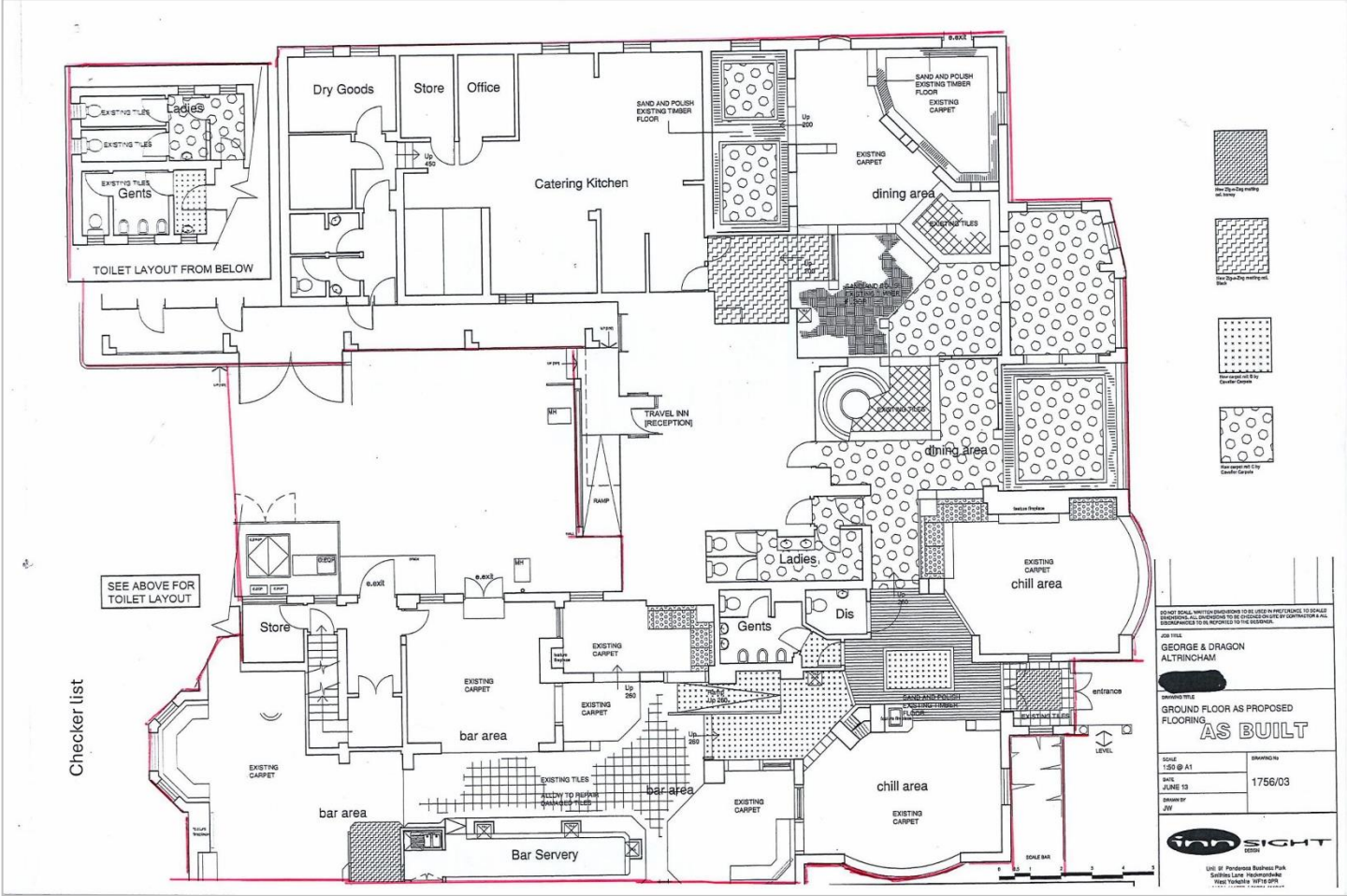
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

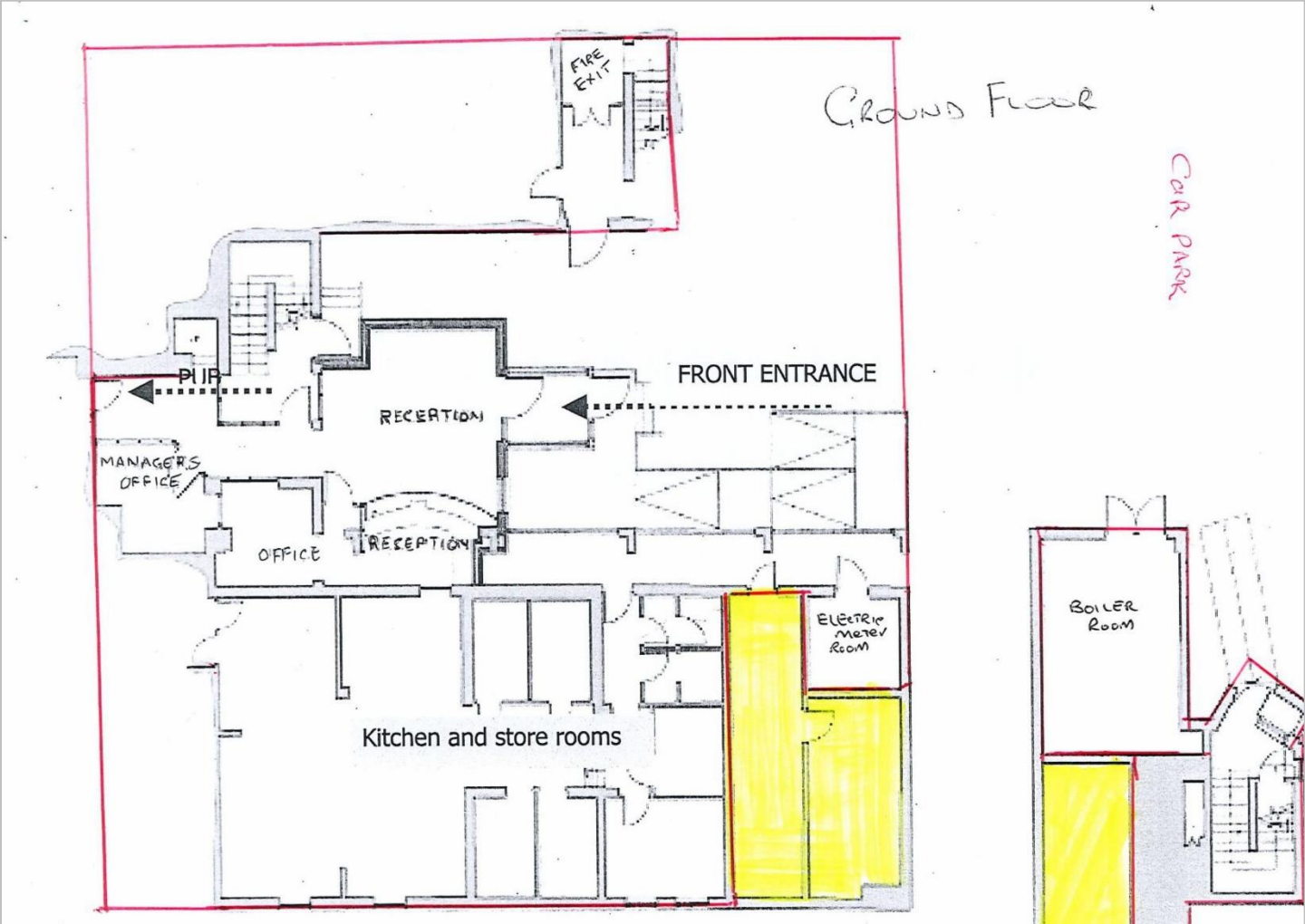


Ground Floor



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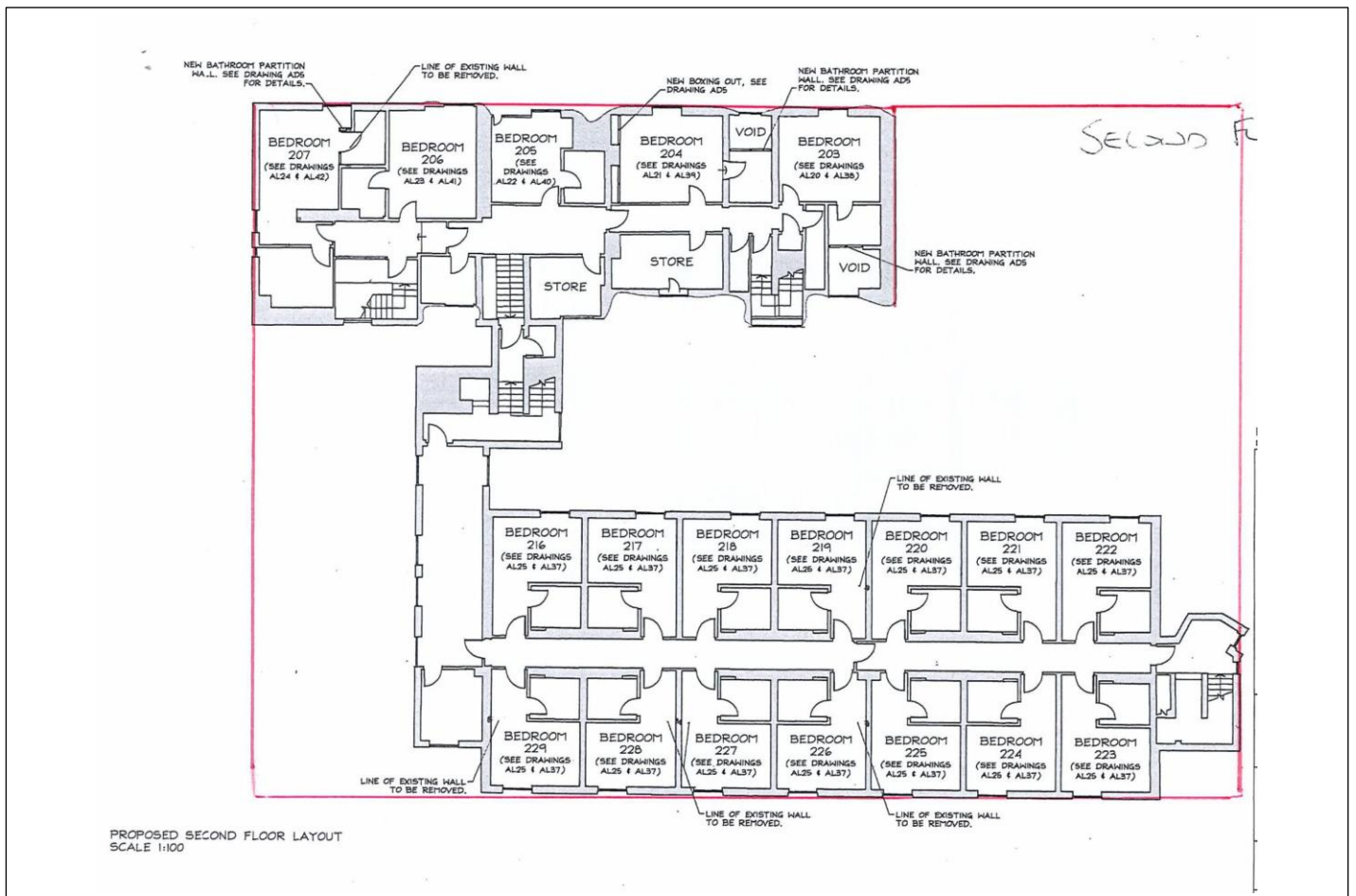
Ground Floor - Kitchen



First Floor



Second Floor



For further information please log onto **fleurets.com** or contact:

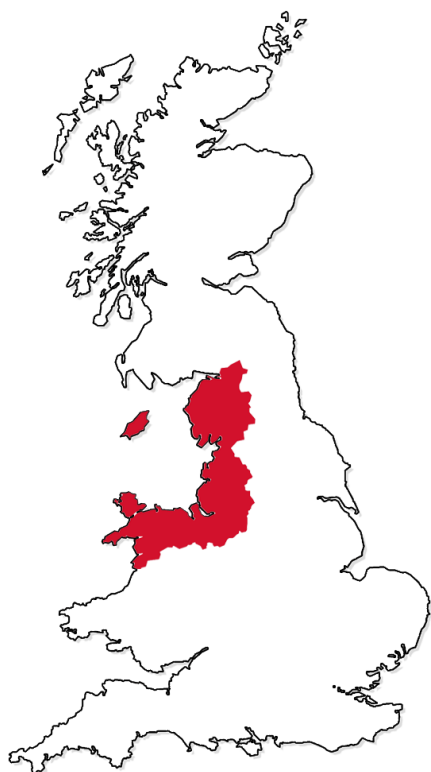
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