

SARACENS HEAD

PADDOCK LANE, WARBURTON, LYMM, WA13 9TH

FREEHOLD OR FREE OF TIE RENTAL OFFERS INVITED



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HIGHLIGHTS INCLUDE:

- Large Detached Public House
- Ground Floor Trading Accommodation
- First Floor Living Accommodation
- Play Barn, Beer Garden and Car Parking
- Fronting the A6144 in Greater Manchester
- The Site Extends to 3.3 Acres
- Freehold Offers over £850,000 +VAT
- Free of Tie Rental Offers Invited

LOCATION

The Property is located fronting the A6144 in the village of Warburton, Greater Manchester.

Warburton lies south of the River Mersey, in the Metropolitan Borough of Trafford, two miles southwest of Lymm and 12 miles north east of Manchester city centre.

The immediate locality is semi-rural in nature, being in the Green Belt, with the Property surrounded by agricultural land.

DESCRIPTION

The Property comprises a detached two storey public house of brick elevations, set beneath a pitched slate and tile covered roof. To the side and rear there are single storey extensions, beneath a variety of pitched and flats roofs.

Externally there are two outbuildings, one providing a children's play barn, the other storage. To the front there is a beer patio and to the side is a large beer garden with further play areas. The car park to the rear is extensive, with approximately 120 spaces.

Overall the site extends to 3.3 acres.



ACCOMMODATION

The ground floor trading accommodation is over split levels, with a lounge to the bar servery and dining for approximately 100 covers to the side.

Small public bar to the side extension. The trading area is furnished with both fixed and free standing tables and chairs. To the rear there is a catering kitchen with prep room and storage.

Beer cellar with stores to the basement.

The first floor is private living accommodation providing three bedrooms, lounge, kitchen, office and reception area.

TENURE

The Property is held freehold on title number GM852664.

TERMS

Freehold Offers over £850,000 +VAT or Free of Tie Rental Offers invited on terms to be negotiated.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £52,750.

PLANNING

The Property is not Listed nor located within a Conservation Area, however is with the Green Belt.



LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

SERVICES

We are verbally advised that all mains services are connected to the Property.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

The Property has an EPC rating of C-75.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. The sale is conditional on a Joint Capital Allowance election being made to HMRC by the Seller and Buyer on completion.



MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers/ tenants. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

CONTACT

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