

FOR SALE RE-DEVELOPMENT/ REFURBISHMENT OPPORTUNITY



SITE OF THE PELICAN PUBLIC HOUSE & FORMER ALTRINCHAM LODGE HOTEL, 350 MANCHESTER ROAD, WEST TIMPERLEY, GREATER MANCHESTER WA14 5NH

- \ Prominent location fronting A56 Manchester Road approx 1 mile north of Altrincham Town Centre.
- \ Freehold.
- \ A significant development opportunity for alternative use, subject to planning permission.

AVAILABLE SPACE
A site of 0.68 ha (1.695 acres)

LOCATION

The site is located fronting the busy A56 Manchester Road approximately 1 mile north of the Altrincham Town Centre.

The A56 runs from Junction 7 of the M56 approximately 3 miles to the south and north to Junction 7 M60 and ultimately to Manchester City Centre.

The immediate land use is mixed to include the Pelican Pub and a range local retail units occupied by independent businesses in nearby parades.

DESCRIPTION

The site currently comprises the Pelican Inn Public House which fronts Manchester Road and to the rear the Former Altrincham Lodge Motel.

The Pelican Pub is three storey and of traditional brick construction with multi pitch tiled roof.

The motel comprises a two storey detached building built in a U-shape of brick and timber construction with flat metal clad roof. It has been fitted out offering 48 en-suite rooms with reception area and manager's office.

The site currently boasts two significant car parks one adjoining the north side elevation of the Pelican Pub and the other to the rear surrounding the motel.

ACCOMMODATION

We have been advised by the client that the ground floor area of the Pelican Pub is as follows: 506.82 sq m 5,455 sq ft.

The Gross Internal Area (GIA) of the motel is as follows:

UNIT	M ²	SQ FT
Ground Floor	696	7,492
First Floor	696	7,492
Total	1,392	14,984

Site area 0.68 ha (1.695 acres).

RATEABLE VALUE

The properties are entered in the 2017 Rating List as follows:

Description: Motel and Premises
Rateable Value: £74,750

Description: Public House and Premises
Rateable Value: £93,000.

TENURE

The entire site is held freehold under Title No: GM8452662. The motel is held long leasehold by way of a 999 year lease from 24 March 2004 under Title No: GM968698.

It is the intention of the Vendor that the Long Leasehold Title will be surrendered simultaneously upon completion of the sale of the Freehold.

TERMS

The site is placed to the market, offering vacant possession, seeking unconditional or conditional offers. The guide price and additional information is available upon request.

If an offer is made for continued public house use then TUPE may apply.

DATE FOR OFFERS

The property will be sold by way of an informal bids process with offers to be sent to Eddisons Liverpool Office by no later than **5 pm on Wednesday 10 July 2019**.

Further detail will be provided to interested parties in due course.

EPC

Pelican Inn – Band D
Altrincham Lodge – Band C.

ADDITIONAL INFORMATION

Additional information to include Title Plans, asbestos reports etc is available upon request.

VAT

We understand the transaction will be subject to VAT.

VIEWING

By prior arrangement with the sole agent. **Please note that under no circumstances should any of the staff in the pub be contacted directly.**

Eddisons
Tel / 0151 268 5280
Email / robert.diggie@eddisons.com

JUNE 2019
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
T: 0151 268 5280

Important Information

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