



ALSAGER—BANK CORNER, 12 LAWTON ROAD, ST7 2AF

FORMER BAR/RESTAURANT TO LET

LOCATION

The premises are situated on a prominent position in Alsager town centre opposite the recently developed Asda scheme. There are a number of retail/leisure occupiers in town including Costa Coffee and Chatwins together with a range of quality independent bar and restaurant operators.

DESCRIPTION/ACCOMMODATION

The property comprises a two-storey former restaurant arranged over ground and first floor with the ground floor arranged as a bar/restaurant together with WC facilities and the first floor arranged as part bar/restaurant together with kitchen, cellar and staff accommodation.

We have inspected the property and it has the following approximate gross internal areas and dimensions:-

Ground Floor (GIA)	4,000 sq ft	371.6 sq m
First Floor (GIA)	4,000 sq ft	371.6 sq m
Internal Width	15.39m	50' 6"

Please note—floor plans are available from the agents upon request.

TERMS

The unit is available to let by way of a new Full Repairing & Insuring lease with rent available upon application.

ASSESSMENTS

Enquiries via the VOA website confirm the property has a rateable value as follows:-

Rateable Value—	£69,000
Rates Payable 19/20—	£34,776

ENERGY PERFORMANCE CERTIFICATE

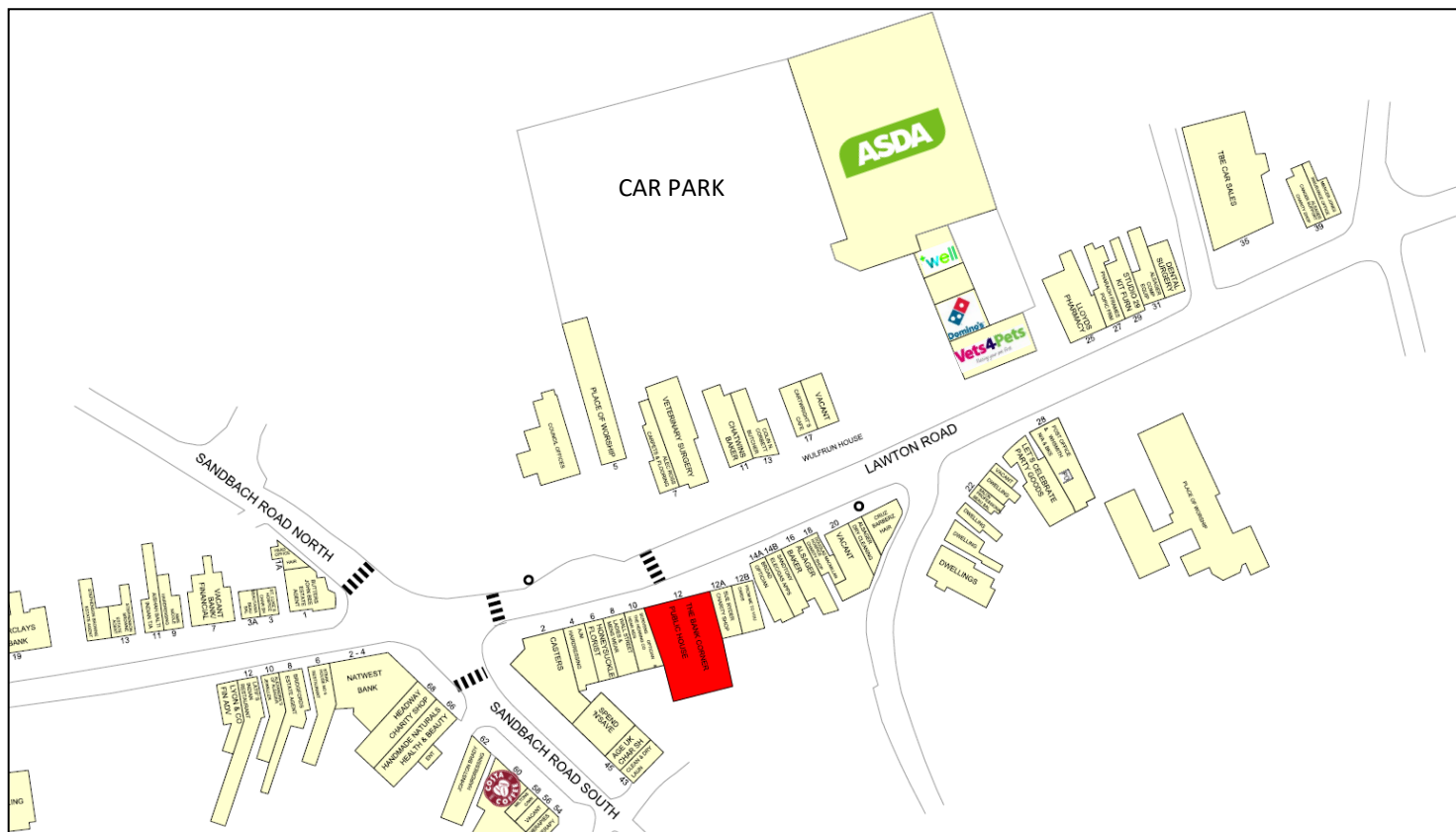
We understand from the EPC register the property has an EPC rating of B (43). A copy of the certificate is available from the agents upon request.

For more information please contact:

James Lutton

01244 408244

jameslutton@legatowen.co.uk



LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT

JLJW31072019

VIEWING

Strictly by appointment through the joint agents Legat Owen & Barker Proudlove:-

James Lutton
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