

For sale

The Duke of York
89 Church Street
Eccles
Salford M30 0EJ

July 2017



The Duke of York, 89 Church Street, Eccles, Salford M30 0EJ

Highlights

- Investment property producing £26,000 per annum
- Free-of-tie public house with function room
- Large self-contained living quarters
- Beer garden to rear
- Offers in the region of £250,000

Location

The property is located in Eccles, approximately 2½ miles west of Salford and 4½ miles west of Manchester City Centre. Eccles is located in between the M602 and the Manchester Ship Canal.

The property is situated on Church Street (A57) at its junction with King Street in Eccles Town Centre. Eccles Shopping Centre is situated directly opposite and Eccles Bus Station is within a few hundred yards of the property to the east.



Description

The property comprises an imposing three storey semi-detached public house adjoining Eccles Town Hall. The property incorporates an attractive mock-Tudor frontage to the second floor as well as decorative stonework throughout.

Accommodation is arranged over four levels and briefly comprises:-

- basement cellar/storage;
- ground floor bar area with traditional features, pool room, kitchen and customer toilet facilities;
- first floor function room, snooker room, toilets and private rooms;
- second floor living quarters including kitchen, bathroom, lounge and a series of storerooms and bedrooms.

There is also an enclosed beer garden to the rear.

Accommodation

We have been provided with the following floor areas which we understand were calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

Description	Sq m	Sq ft
Basement	111.5	1,200
Ground Floor	182.4	1,963
First Floor	161.5	1,738
Second Floor	123.4	1,328
Total	578.8	6,229

Tenancies

The property is let in its entirety on full repairing and insuring terms to a private tenant for 6 years from December 2016 at an initial rent of £26,000 per annum (reviewable in December 2019).

We understand there is a mutual rolling break which can be exercised by either party upon giving one month's notice.

EPC

The property has an EPC rating of F (135). A copy of the EPC and Recommendation Report is available upon request.

Tenure

We understand that the property is held freehold.

Business Rates

With effect from April 2017 the property has a Rateable Value of £15,500.

Planning

We understand that the property has planning permission for A4 (drinking establishments). Accordingly there is a permitted change of use to A1 (shops), A2 (financial and professional services) and A3 (restaurants and cafes).

We recommend that all interested parties make appropriate enquiries of Salford City Council Planning department.

Licencing

We understand the Premises Licence permits the sale of alcohol on the premises between the following hours:-

Mon — Weds	11.00 hrs — 24.00 hrs
Thursday	11.00 hrs — 01.00 hrs
Frid — Sat	11.00 hrs — 01.30 hrs
Sunday	11.00 hrs — 00.30 hrs

VAT

All prices and rents quoted are expressed exclusive of VAT.

Asking Price

Offers in the region of £250,000.

Viewing

All viewings are to be undertaken by prior arrangement through the sole agents, GVA.



For further information
please contact:

Sholom Cohen

0161 956 4198

sholom.cohen@gva.co.uk

Chris Walker

0161 956 4181

chris.walker@gva.co.uk

Property ref

gva.co.uk/12038

Our offices:

Birmingham

Bristol

Cardiff

Dublin

Edinburgh

Glasgow

Leeds

Liverpool

London

Manchester

Newcastle

GVA

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

GVA is the trading name of GVA Grimley Limited an Apleona company. ©2017 GVA

July 2017

File number: 048706295

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.