

andrew@barkerproudlove.co.uk

Particulars last updated 14/08/2019

TO LET

LARGE RETAIL/LEISURE UNIT WITH A4 PLANNING 12 Lawton Road Alsager ST7 2AF



Location

Alsager is an affluent market town situated 1 mile from junction 16 of the M6 motorway and 4 miles from the A500, providing convenient road links to Knutsford, Macclesfield, Nantwich, Crewe, Hanley and the wider region.

These ground and first floor premises have a substantial frontage to Lawton Road in the heart of Alsager town centre adjacent to Scrivens Opticians. The town centre offers a range of quality independent shops, bars and restaurants, a weekly market as well as a Costa Coffee outlet, an ASDA supermarket and a large public car park.

Accommodation

The property was most recently operated as a pub/restaurant and is fitted to include the main bar, dining area and customer WC's at ground floor. The first floor has an additional bar, dining area, customer WC's and a large kitchen and cellar. There is a goods lift and a food hoist to the rear of the premises. Servicing is directly into a small holding area at the rear of the unit off a large service yard. The previous occupier had an external seating area at the front of the property via a pavement licence from the Local Authority.

The premises comprise the following approximate gross internal floor areas. **Please note that the premises could be subdivided to accommodate smaller size requirements. Contact the leasing agents for further information.*

Demise	Sq. Feet	Sq. Metres
Ground Floor	4,000	371.6
First Floor	4,000	371.6

Rent

Upon application.

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £69,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

Energy Performance Asset Rating - B

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT Details prepared August 2019

Viewing Strictly through the joint letting agents.

Barker Proudlove

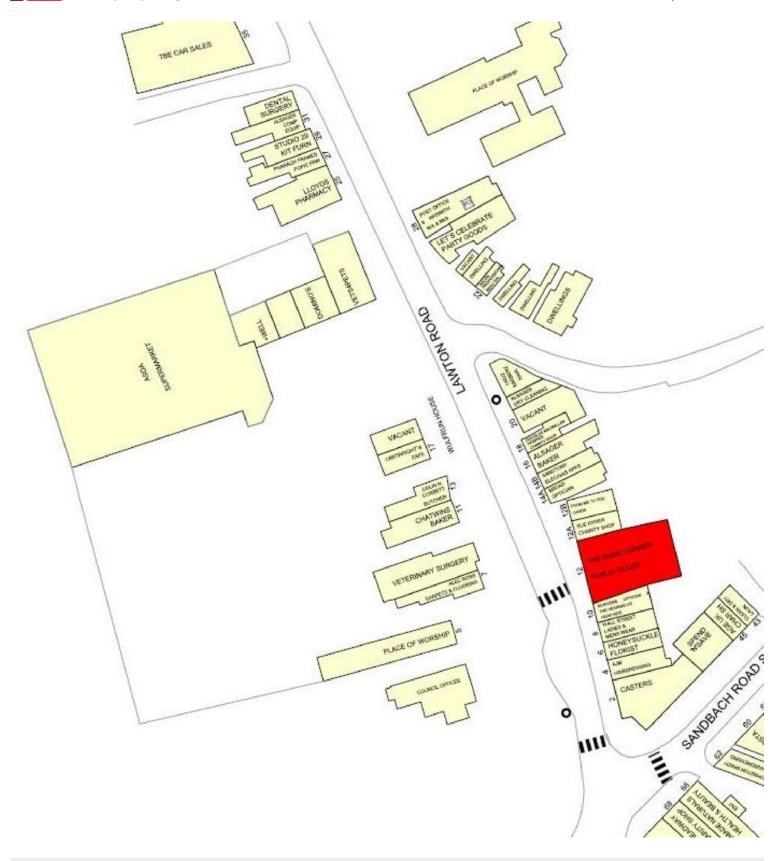
Andrew McGuiness

+44 (0)7769 641622 andrew@barkerproudlove.co.uk Legat Owen **James Lutton** 01244 408244 07860 943732 jameslutton@legatowen.co.uk



Manchester 0161 631 2852

andrew@barkerproudlove.co.uk
Particulars last updated 14/08/2019



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. August 2019.