



TRADING/DEVELOPMENT OPPORTUNITY

(Subject to necessary consents)

Public House and Associated Land (1.502 acres)

Offers invited in excess of £1m plus VAT



Home (Previously Stamford Arms) Lymm Road, Little Bollington Nr Altrincham, Cheshire WA14 4SU

LOCATION

Little Bollington is an affluent village situated 3 miles west of Altrincham and 3.5 miles east of Lymm close to the reformed Lymm roundabout and M56 junction with access to M6 via the new A556 link road.

DESCRIPTION

Detached property set over ground and first floor with extensive cellar areas and substantial outbuildings. The main building extends to Ground and basement with two upper floors. The ground floor offers a generally open plan aspect with administrative area, living accommodation and bedrooms on the first and second floors. The basement area is given over to cellarage and store rooms.

Externally there is a large surfaced car park to the side and an outdoor drinking area.

The whole site is understood to extend to 1.502 Acres

TENURE

The FREEHOLD interest is available with offers invited in excess of £1,000,000 plus VAT

RATES

Current rating assessment is understood to be at a level of £31,200. Interested parties should check any information with Cheshire East Local Authority.

VAT

VAT is likely to be applicable to this sale.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction

VIEWING

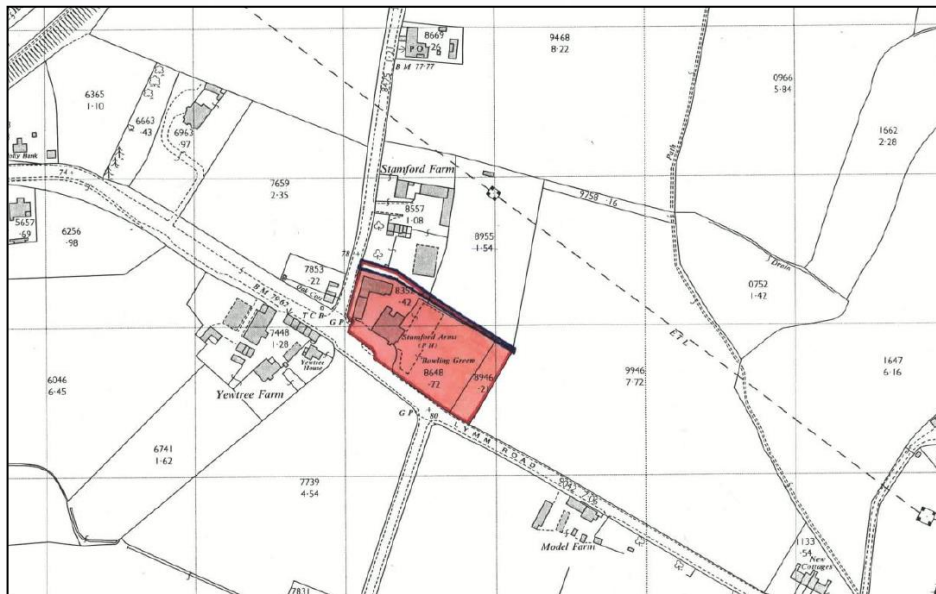
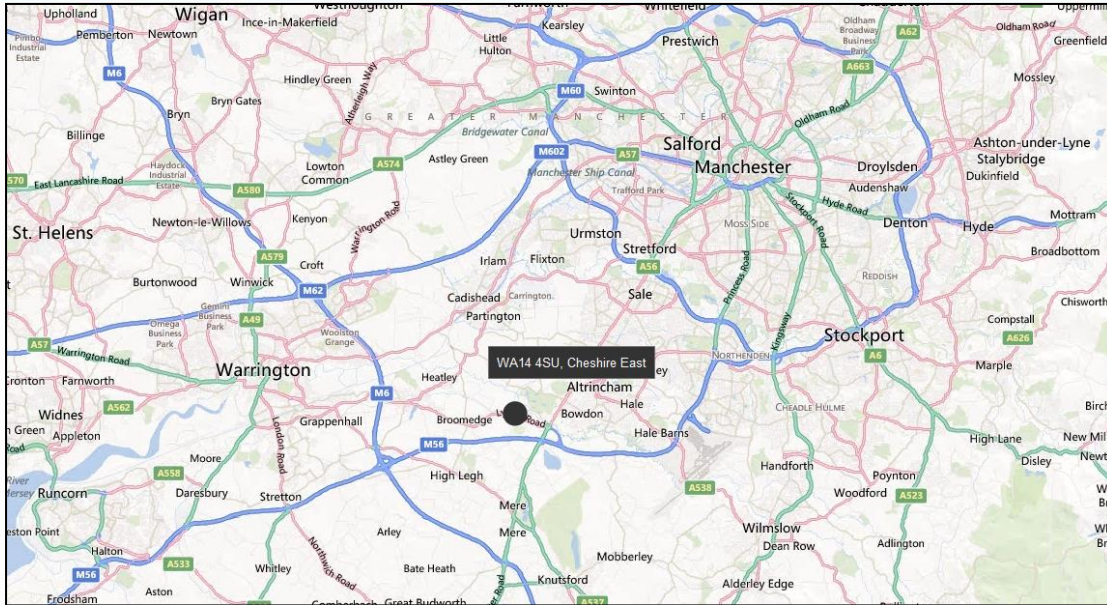
Viewings can be arranged by contact David Watson at Fawley Watson Booth - 0113 234 7900

david@fawleywasonbooth.com

Or Joint Agents David Sutcliffe at Fleurets – 0161 **683 5445**

David.sutcliffe@fleurets.com

retail



ALL TRANSACTIONS ARE EXCLUSIVE OF VAT
 SUBJECT TO CONTRACT

www.lawleywatsonbooth.com

Misrepresentation Act 1967 and Property Misdescription Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be constructed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from Royal Institute of Chartered Surveyors, telephone No: 020 7334 380.

Energy Performance Certificate

Non-Domestic Building

HM Government

Home
Lymm Road
Little Bollington
ALTRINCHAM
WA14 4SU

Certificate Reference Number:
0850-0837-8440-1803-8000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **134**

This is how energy efficient the building is.

Technical Information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1188
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 133.42

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

103 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.