



# Greenland Fishery

1 - 3 Parkgate Road, Neston, Merseyside CH64 9XF

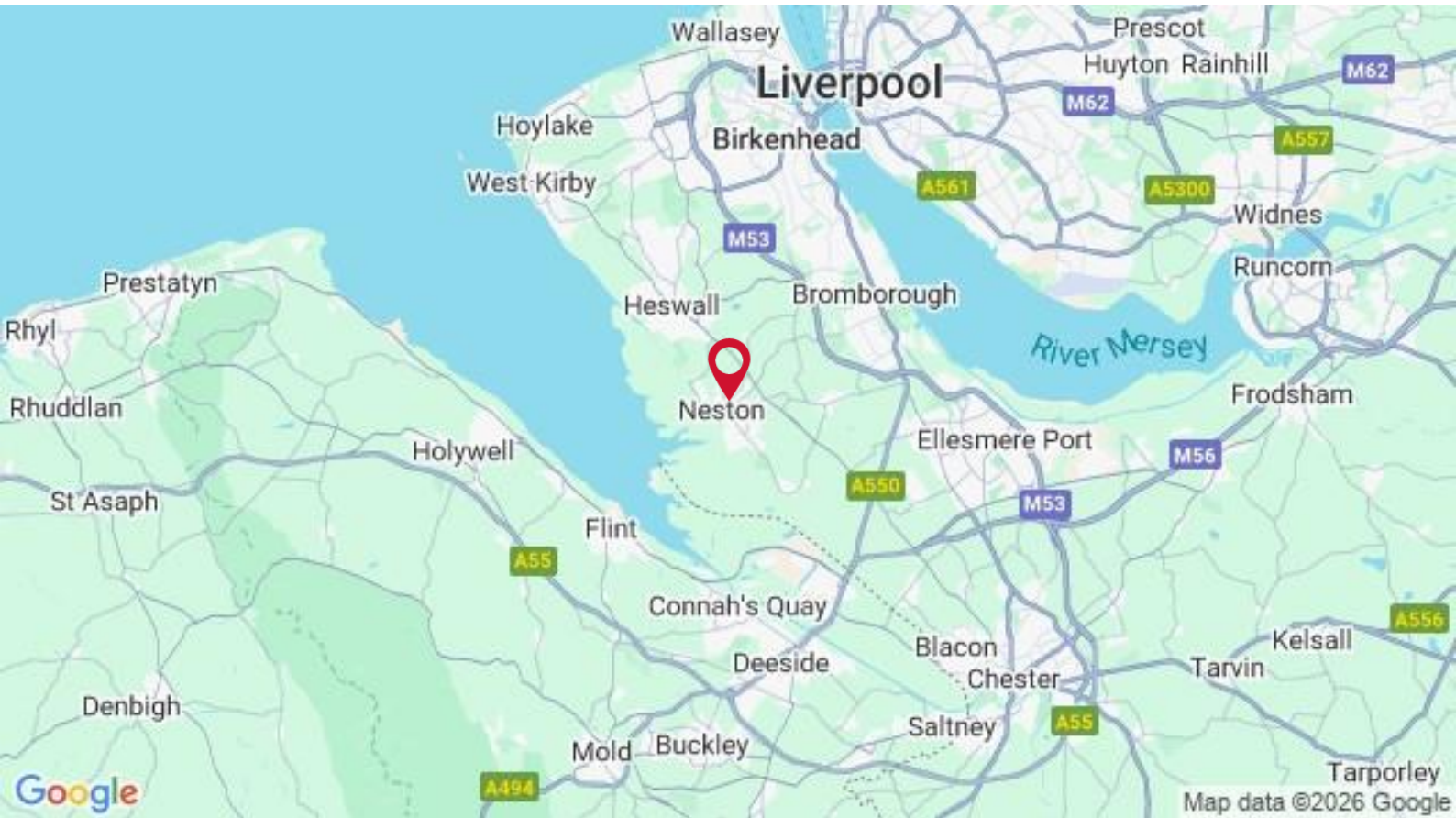
## Tenure

To Let

## Price

Nil Premium +VAT

- To Let on flexible, free of tie terms
- Effectively open plan trading area
- Catering kitchen
- Car Park and enclosed beer garden
- 3 bed private flat
- Fully refurbished early 2024



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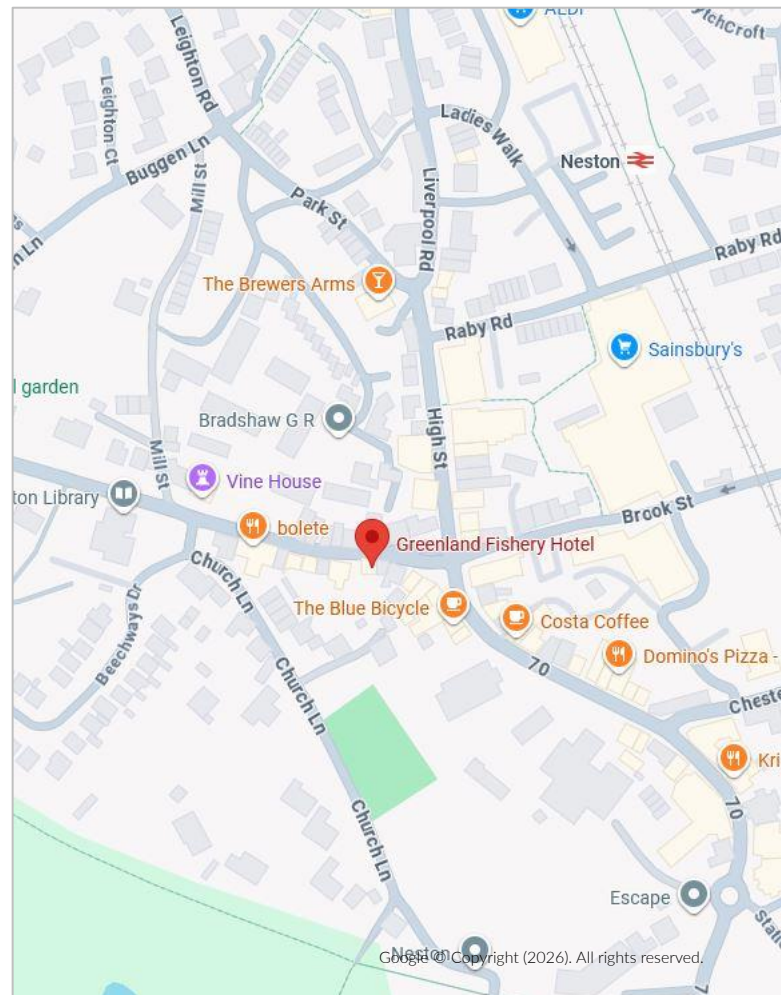
## Location

The Greenland Fishery is located close to the junction of Parkgate Road (B5135) and High Street, at the commercial heart of Neston.

Neston is a historic market town located on the southern part of the Wirral Peninsula, near the Dee Estuary. It is located approximately 11 miles north west of Chester city centre and according to the 2021 census, it has a population of 15,392.

## Description

The Greenland Fishery is a two storey semi detached property with rendered & painted elevations beneath a multi pitch slate roof. There are single storey additions to the right hand side and rear, with lean-to and flat roofs. There is an enclosed beer garden to the rear with timber picnic tables and beer barrel tables, together with other garden furniture, providing a further c.30 covers. There is a surfaced car park to the rear with room for c.10-15 cars.



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## Trade

The Greenland Fishery is currently run under a temporary holding tenant and it provides a wet led trade for a local clientele.

An experienced operator may feel that there is an opportunity to further develop this trade as a freehouse operator. Alternatively, other purchasers may feel that the property is now better suited to other potential uses (subject to planning permission).

No trading figures are available.

## Tenure

To Let - A new lease will be drawn up with terms to be agreed on an Offers Invited basis.

**Please note** - The freehold property is also available off an asking price of £350,000 - please contact Fleurets Manchester office on 0161 683 5445 quoting ref NW-625102.

## Application Procedure

Please submit an application form and brief Business Plan outlining your Experience, Financial Position and Operational ideas to:

Tim Martin at Fleurets  
324 Moston Lane East, Manchester, M40 3HX. E:  
[tim.martin@fleurets.com](mailto:tim.martin@fleurets.com)

## Accommodation

### Ground Floor

The ground floor contains a series of interconnected rooms, providing an effectively open plan trading area.

From the left entrance, there is a small snug area featuring a mezzanine balcony and inglenook seating. Stepping down into the main trading area, there is a further snug room - this has a timber floor and beamed ceiling, being furnished with fixed seating and timber tables & chairs. The main bar area features a large island servery. This area has a tiled floor and has a feature fireplace. It is furnished with timber tables and chairs, together with fixed vinyl button back seating to the perimeter. Darts area. The servery has a timber fascia and top.

To the rear is a dedicated dining area with a timber floor and it is furnished with timber tables & chairs. Ladies & Gents customer toilets. There is a catering kitchen to the rear with tiled floor and walls and is equipped with stainless steel catering equipment.

### First Floor & Attic

There is a 3 bed private flat on the first floor and the attic provides storage room.

### Basement

Beer cellar and storeroom



## Floor Areas / Site Areas

Total Floor approx. 308 sq m GIA (3,315 sq ft)  
 Site Area approx. 0.21 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

## Planning

The property is Grade II Listed but does not lie in a Conservation area.

## Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Monday to Thursday	11.00 am to 12.00 am
Friday & Saturday	11.00 am to 01.00 am
Sunday	12.00 noon to 11.30pm

Live & Recorded Music:

Monday to Thursday	11.00 am to 12.00 am
Friday & Saturday	11.00 am to 01.00 am
Sunday	12.00 noon to 11.30 pm

## Business Rates & Council Tax

The property is in an area administered by Cheshire West & Chester Council.

Rateable Value £13,750 (2023) & £13,750 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are informed that the premises benefit from all mains services.

## Viewing

Strictly by appointment only through Fleurets Manchester office on 0161 683 5445.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

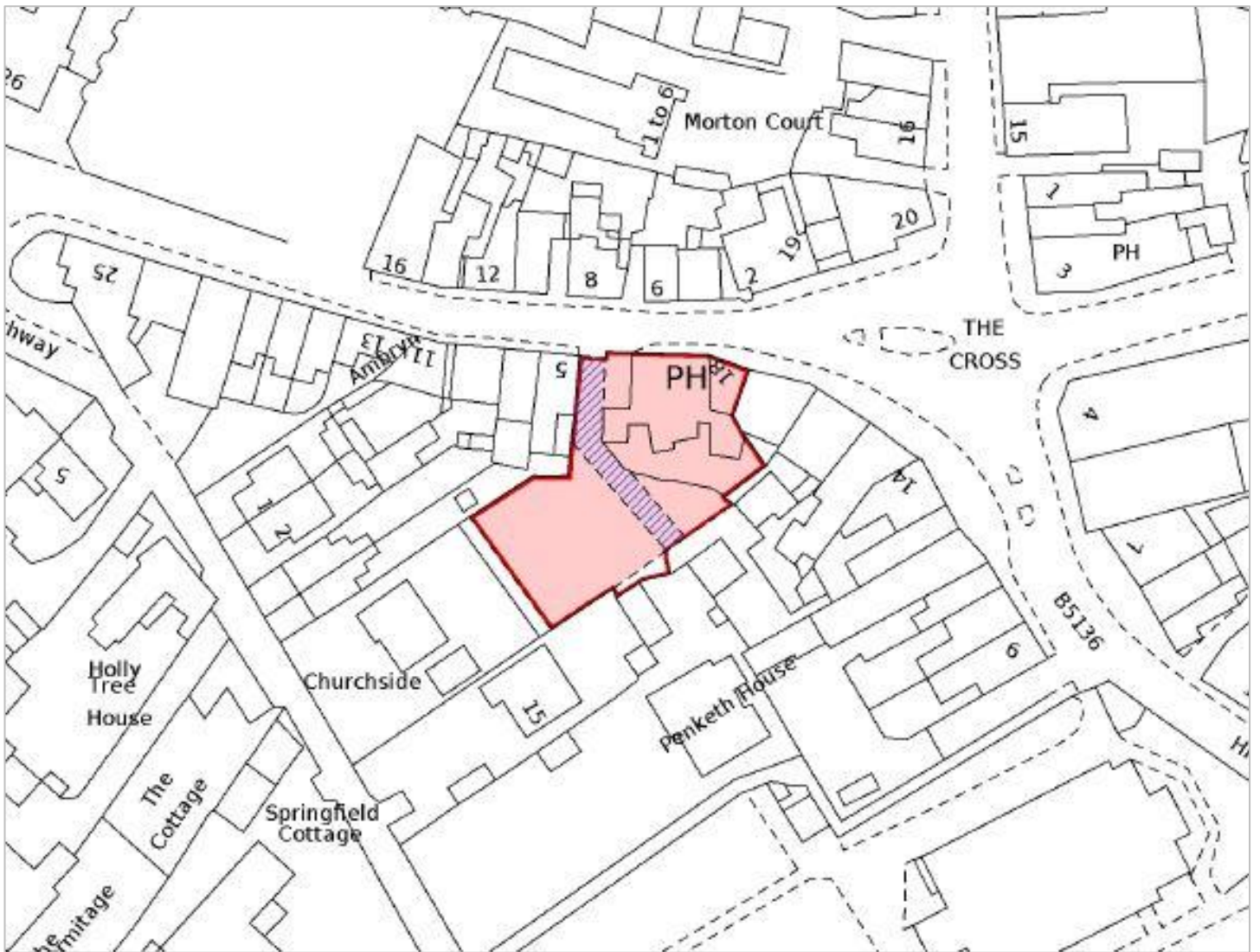
## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

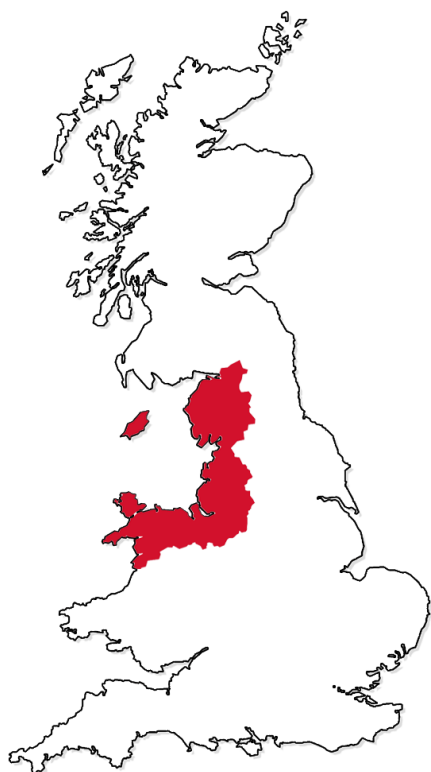
## Tim Martin

Divisional Director

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