

GOLDEN HIND

LISBURNE LANE, STOCKPORT, SK2 5RH

AVAILABLE ON AN ALL ENQUIRIES BASIS

PROMINENT DETACHED ROADSIDE PROPERTY



HIGHLIGHTS INCLUDE:

- Detached Property in the suburb of Offerton, Stockport
- Fronting the A626 Marple Road and Lisburne Lane
- Open plan ground floor trading accommodation with former catering kitchen
- First floor three bed living accommodation
- Located eight miles south east of Manchester city centre
- Alternate use subject to obtaining the necessary permissions
- The site extends to 0.493 acres

LOCATION

The Property is located in the suburb of Offerton in Stockport, Greater Manchester. Stockport is located seven miles south west of Manchester city centre, close to the M60 motorway and Manchester Airport.

The Golden Hind is located at a junction fronting both A626 Marple Road and Lisburne Lane, two miles south east of Stockport town centre. The A626 connects to Stockport town centre and Railway Station.

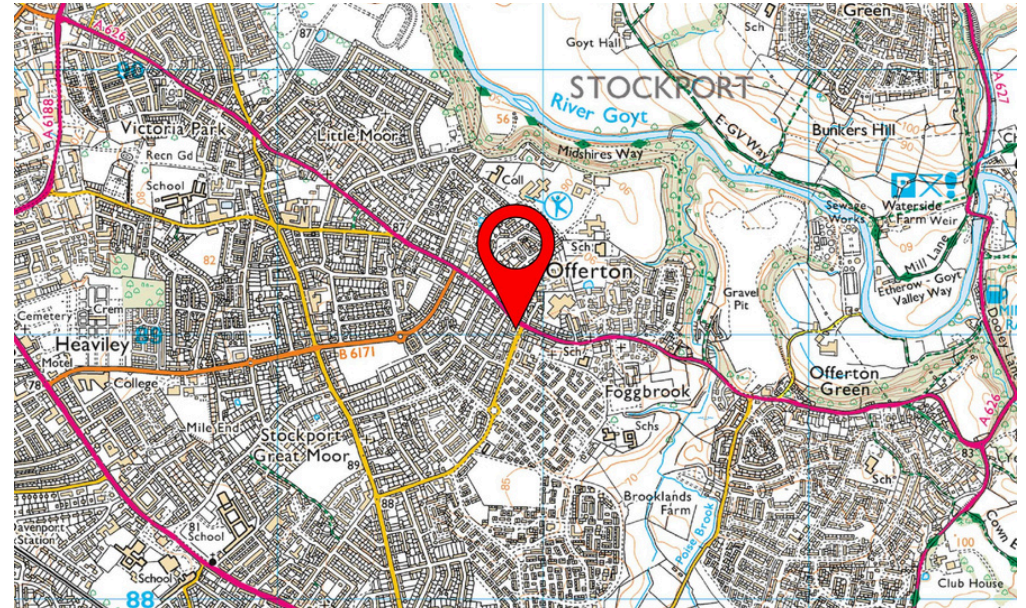
The surrounding locality is residential in nature with the district centre to the rear, comprising of an Aldi supermarket, as well as various commercial/trade amenities, including William Hill and independent retailers.

DESCRIPTION

The Property comprises a detached, two storey building of brick elevations, set beneath a pitched, tile covered roof. Single storey flat roof extensions to all elevations.

Externally, the Property benefits from a former beer patio and beer garden. Vehicular access from both Marple Road and Lisburne Lane, with parking for approximately 25 cars.

The Property has a Gross Internal Area of approximately 4,500 square feet and sits on a plot size of approximately 0.493 acres.



ACCOMMODATION

Entrance reception leading into an L shaped open plan ground floor trading area. Central bar servery with pot wash to the rear, serving a public bar, games area and casual dining space. The trading accommodation is presently furnished with fixed perimeter and booth seating.

Ancillary accommodation includes a partially equipped catering kitchen with stores, plant room and customer WC's with an accessible toilet. To the basement, there is a beer cellar and stores.

The first floor living accommodation has both internal and self-contained access, which provides three bedrooms, lounge, kitchen and bathroom.

TENURE

The Property is held freehold on title numbers GM645305 and CH81602. There is also a Licence to Occupy a strip of land on the South Side of Marple Road.

GUIDE PRICE

Freehold and leasehold offers will be considered.

BUSINESS

The Property is currently closed for trade and will be sold with the benefit of vacant possession.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £29,000.

PLANNING

The Property is not Listed nor is it located within a Conservation Area or Flood Zone.

All planning enquiries should be directed to Stockport Metropolitan Borough Council.



PREMISES LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003. Further details available upon request.

SERVICES

We are verbally advised that all mains services are connected to the Property.

ENERGY PERFORMANCE CERTIFICATE

The Property has an EPC rating of C-63.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

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

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

The Property is currently vacant. All viewings must be arranged strictly by appointment with the sole selling agents Savills.





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