



The Sandstone

Nantwich Road, Broxton, Chester, Cheshire CH3 9JH

Tenure

Freehold

Price

£500,000

- Cheshire country pub
- Closed business, may suit alternative use (STP)
- Lounge, dining room & catering kitchen
- 4 bed private flat
- Beer garden & car park - Site area c.1.08 acres

Fleurets

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GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants



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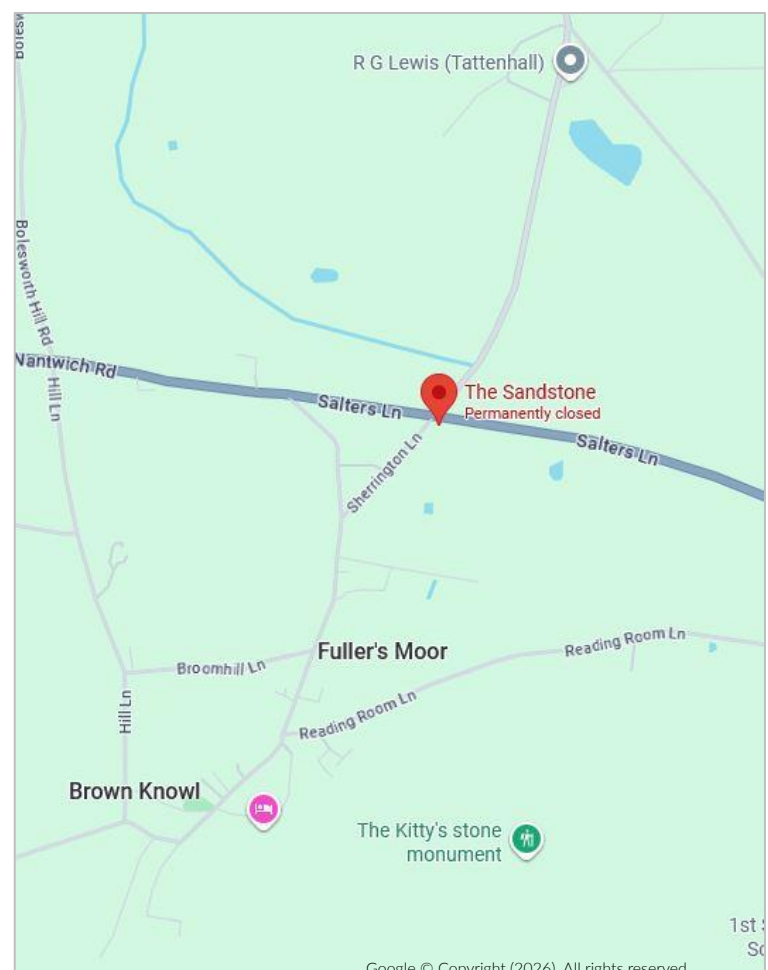
Location

The Sandstone is located on Nantwich Road in the village of Broxton, approximately 10 miles south of Chester. This is an attractive rural location with outstanding views over the Cheshire countryside.

Description

A detached, two storey, brick built property with part painted & rendered elevations beneath a multi-pitched slate roof. There is a single storey, single pitched addition to the rear.

To the left hand side, the property is flanked by mature gardens, with beer patio and garden. There is a gravelled car park to the rear with space for approximately 80 cars.



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Trade

The Sandstone is currently closed and has had a patchy trading history since at least 2017 when Fleurets were first asked to consider the property, but it is possible that an experienced operator may feel that there is an opportunity to develop a successful destination foodhouse trade by refurbishing the property.

Other potential purchasers may feel that the property is perhaps now better suited to an alternative use (subject to the necessary planning consents and permissions).

Accommodation

Ground Floor

Front entrance porch leading to two main rooms with a central bar servery.

There is a Lounge to right hand side and a Dining area to the left hand side. The property has been extended to the left with a conservatory style addition, which overlooks the surrounding countryside & beer garden.

Ladies & gents customer toilets. There is a good sized catering kitchen to the rear and this benefits from stainless steel cladding to the walls.

Also to the rear is a beer store and bottle store.

First Floor

Self-contained flat with lounge, kitchen/diner, bathroom, WC and four double bedrooms (one of which has an en-suite shower).

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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.

Planning

Please note this property is not listed, nor is it within a conservation area.

Floor Areas / Site Areas

Total Floor approx. 439 sq m GIA (4,725 sq ft)

Site Area approx. 1.08 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.

Licence

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

Sale by retail of alcohol:

Monday to Thursday	10.00 am to 12.00 am
Friday & Saturday	10.00 am to 01.00 am
Sunday	12 noon to 12.00 am



Recorded music.

Monday to Saturday 10.00 am to 11.00 pm

Sunday 12 noon to 10.30 pm

Business Rates & Council Tax

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

2026 Rateable Value £14,500

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

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

EPC

The property has an EPC rating of B.

Services

We are advised that the property benefits from mains electricity and water with drainage to a septic tank. Central heating and gas cookers are gas fired by LPG.

Viewing

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

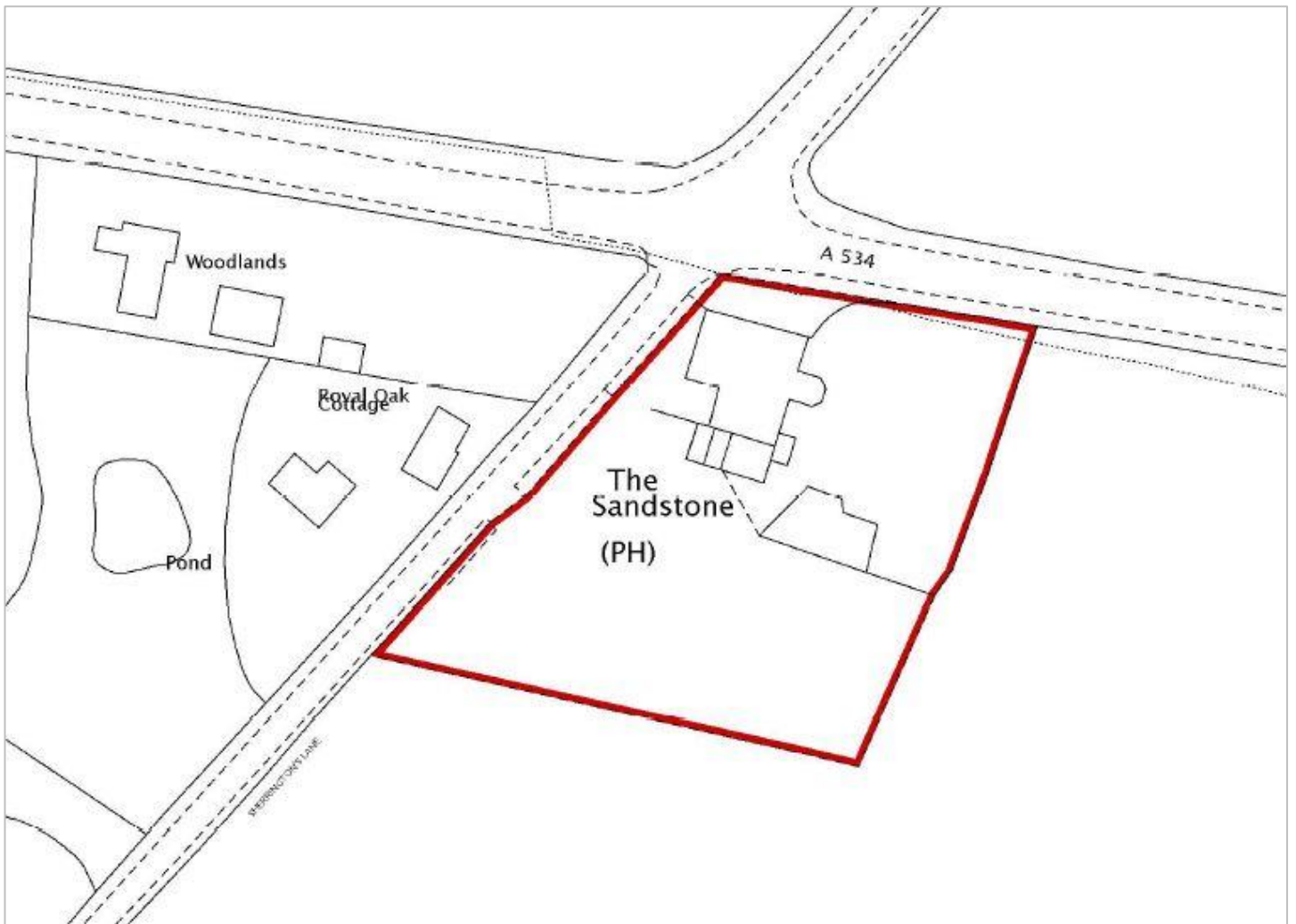
VAT

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.





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

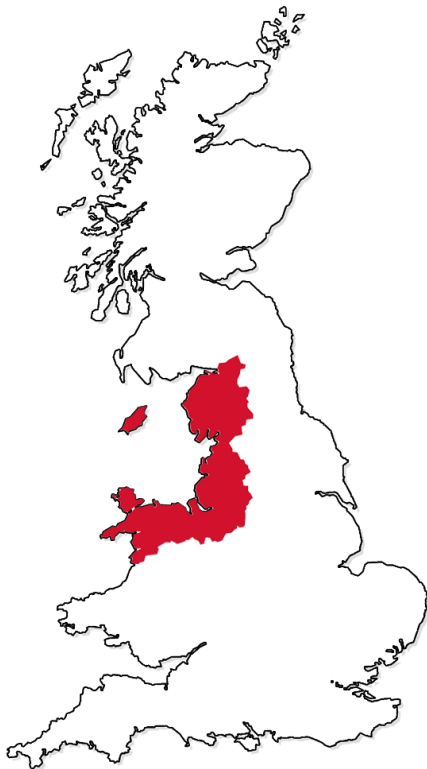
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