



The Claremont

124 Claremont Road, Moss Side, Greater Manchester M14 4RR

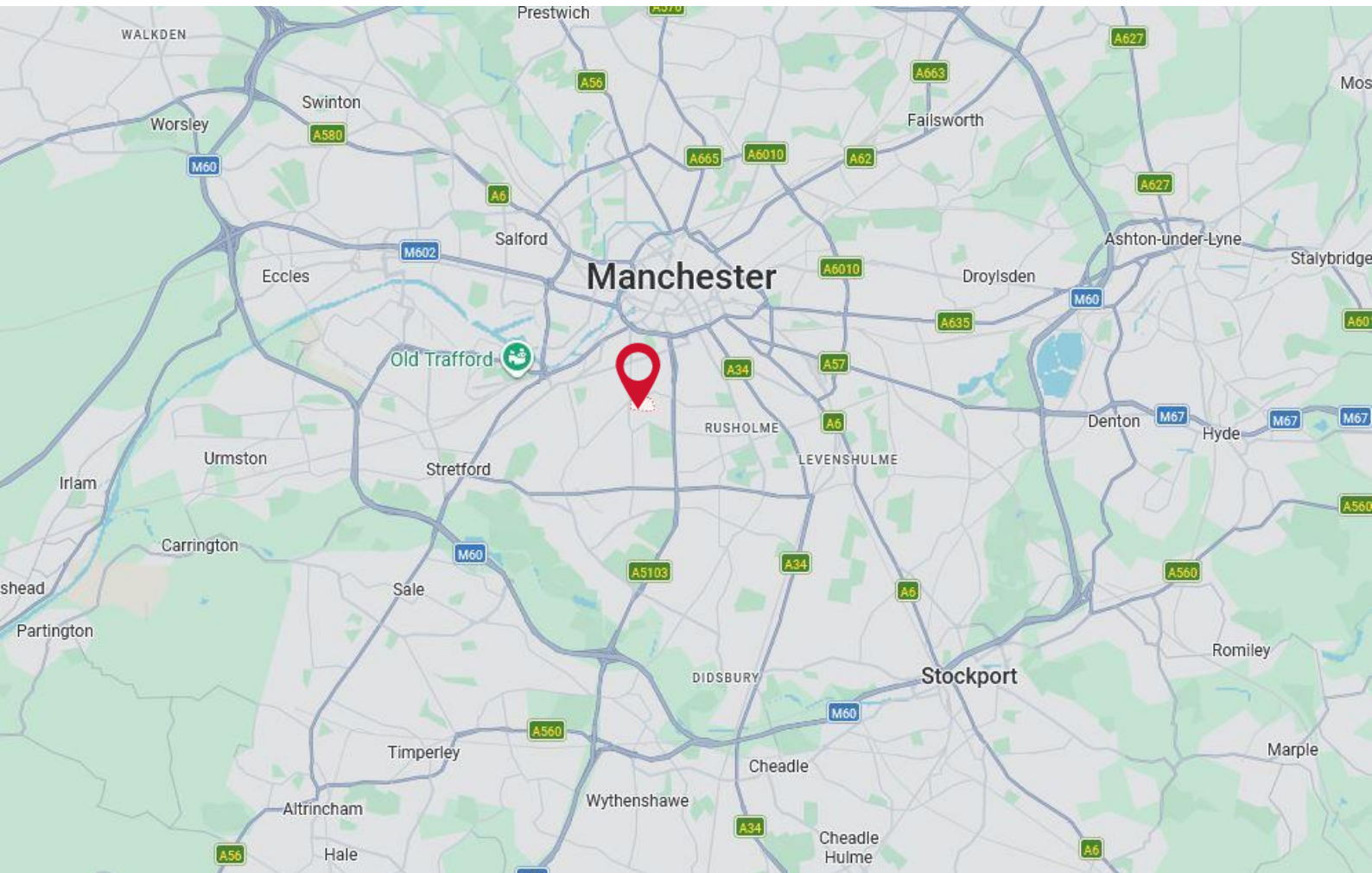
Tenure

To Let

Price

Rental offers invited

- To let - flexible terms available
- Community locals pub
- Extensive, traditional trading area
- Beer patio & smoking shelter
- 3 bed private flat



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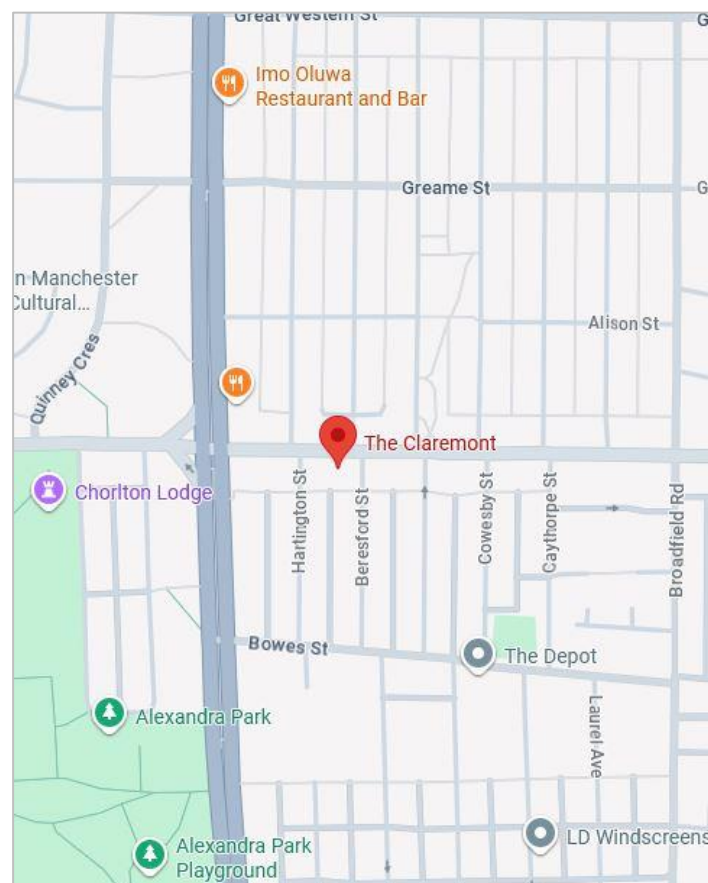
Location

The Claremont is located in a mostly residential area, approximately 50 yards to the east of the A5103 Princess Parkway, approximately 2 miles south of Manchester city centre.

Description

A three storey detached property with brick elevations beneath a pitched slate roof, with flat roof sections to a two storey section to the rear.

There is a beer patio to the right hand side, furnished with timber picnic tables. There is a smoking shelter to the rear, adjacent to an enclosed yard.



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Trade

The Claremont trades as a community pub, offering an all wet trade to the local clientele. It is felt that an experienced operator will be able to drive this trade still further. No trading information is available.

Accommodation

Ground Floor

Parlour bar to the left hand side with carpeted floor, fixed upholstered seating to the perimeter, timber tables and darts area. Servery with timber fascia & top.

Lounge bar to the centre and right hand side. It has a carpeted floor with timber apron to the servery, which has a timber fascia & top. It is furnished with fixed upholstered seating to the perimeter, timber tables, chairs and buffet stools.

There is a rear pool room which is furnished with fixed vinyl button back seating to the perimeter and timber tables. Pool area. The servery counter is no longer in use. Ladies & gents customer toilets.

First Floor

Ex function room which is now used for storage. Store room. Private living accommodation comprising 3 bedrooms (one of which is currently used as an office), living room, kitchen, bathroom and separate WC.

Second Floor

Semi derelict and now used for storage; x9 rooms.

Basement

Beer cellar. x3 storerooms. Boiler room.

Tenure

To Let - A new lease will be drawn up terms to be agreed, on an Rental Offers Invited basis. It is envisaged that the lease will be fully tied for all wet products to Joseph Holt Brewery.

In addition the Landlord has indicated that they may be prepared to contribute investment into the property, as part of any capital plans the prospective tenant may have.

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

The Claremont is not a listed building and does not lie in a Conservation area.

Licence

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

Sale by retail of alcohol:

Sunday to Wednesday	10.00 am to 11.30 pm
Thursday	10.00 am to 11.00 pm
Friday & Saturday	10.00 am to 12.30 am



Business Rates & Council Tax

The property is in an area administered by Manchester Council.

Rateable Value as of April 2026 is £12,500

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

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

EPC

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 as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment through Fleurets Northwest 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:

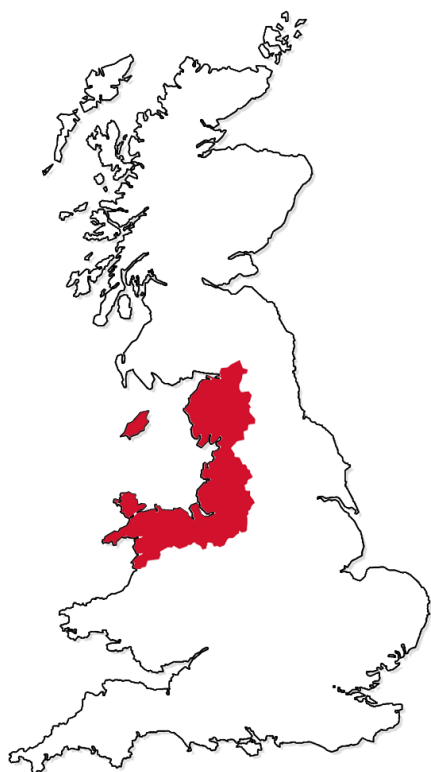
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