

GEORGE & DRAGON

291 WARRINGTON ROAD, GLAZEBURY, WARRINGTON WA3 5LF



ALL ENQUIRIES – FREEHOLD AND FREE OF TIE LEASE OFFERS CONSIDERED

savills



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HIGHLIGHTS INCLUDE:

- Large Detached Public House
- Ground Floor Trading Accommodation with Children's Play Barn
- First Floor Living Accommodation
- Beer Garden and Car Parking
- Fronting the A574
- The Site Extends to 1.35 acres
- Freehold Offers over £750,000 plus VAT
- Free of Tie Rental Offers Invited

LOCATION

The Property is located fronting the A574 in the locality of Glazebury, Warrington. Glazebury forms part of the Culcheth & Glazebury civil parish approximately 10 miles north of Warrington and 12 miles west of Manchester.

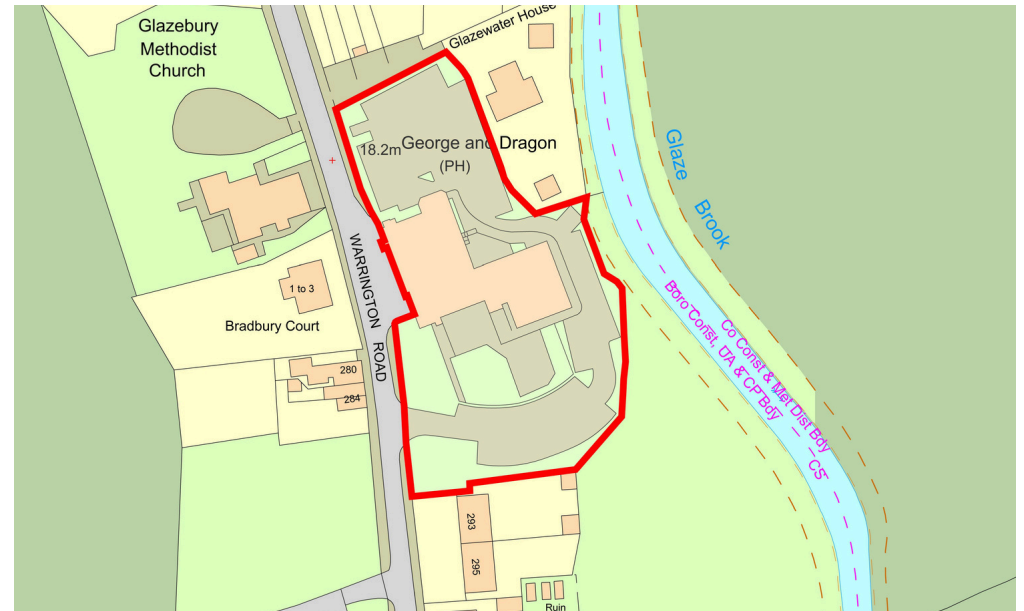
The immediate locality is semi-rural in nature with the A574 being a local route connecting the A580 to Warrington. The centre of Glazebury is less than half a mile away, with Bents Garden Centre less than one mile away.

DESCRIPTION

The Property comprises a two storey detached public house of rendered elevations set beneath a pitched slate covered roof. To the side and rear the Property has been extended with both pitched and flat roof single storey extensions. To the rear there is a children's play barn of brick and block construction.

Externally there is car parking to either side of the public house for approximately 75 vehicles. To the side there is a beer garden, patio and playground configured to provide approximately 150 covers.

Overall the site extends to 1.35 acres.



ACCOMMODATION

The ground floor trading accommodation is generally open plan in nature to a central bar servery. To the original building, at an elevated level, there is a public bar for 45 covers.

Central lounge area with casual dining for 36 covers and a main dining area to the side for 90 covers.

The trading accommodation is furnished with both fixed and freestanding tables and chairs.

To the rear of the bar servery is a fully equipped catering kitchen with prep area and walk in fridge/freezers. Other ancillary accommodation includes customer WC's, ground floor beer cellar and a variety of stores.

To the rear of the Property, with a shared separate entrance, is a children's play barn. Separate reception and sales kiosk, with the room equipped with typical indoor play equipment.

The first floor provides a staff room and office. Managers flats comprises of three bedrooms, lounge, kitchen and bathroom with separate WC.

To the basement there is a former beer cellar which is not in use.

TENURE

The Property is held freehold on title number CH464179.

TERMS

Unconditional offers over £750,000 plus VAT are invited for the benefit of our client's freehold interest with vacant possession. Free of tie leasehold proposals will also be considered.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £24,000

PLANNING

The Property is not listed nor located within a Conservation Area.



LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

SERVICES

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

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.

EPC

The Property has an EPC rating of C-72.

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 tenants. Prospective tenants will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.





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