



Game Bird

East Lancashire Road, Eccleston, St Helens, Merseyside, WA10 5QN

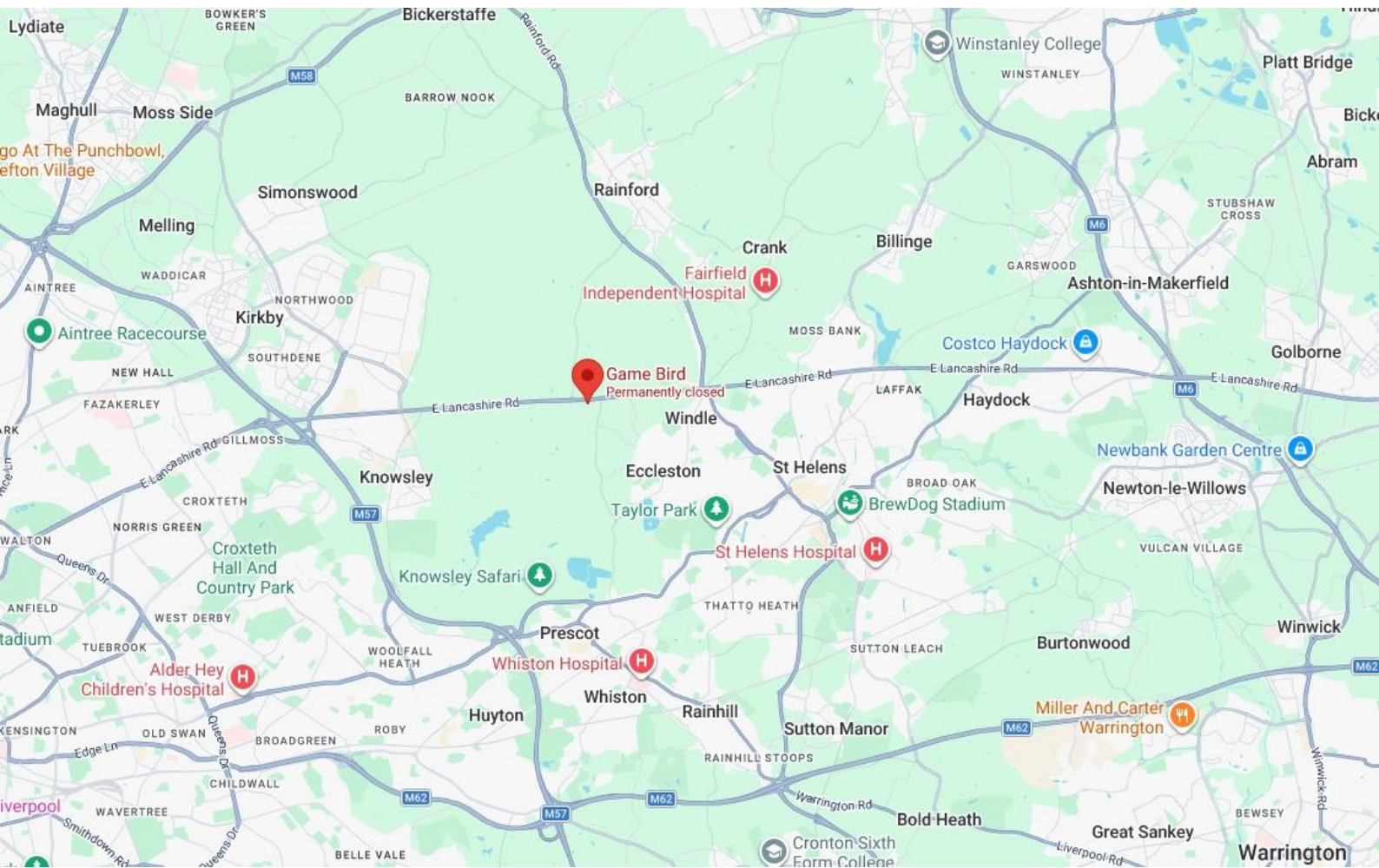
Tenure

Freehold

Price

£650,000 +VAT

- Prominent Main Road Position on A580
- Large Site of 1.3 acres
- Extensive Trading Areas
- Suitable for development (STP)
- Currently Closed



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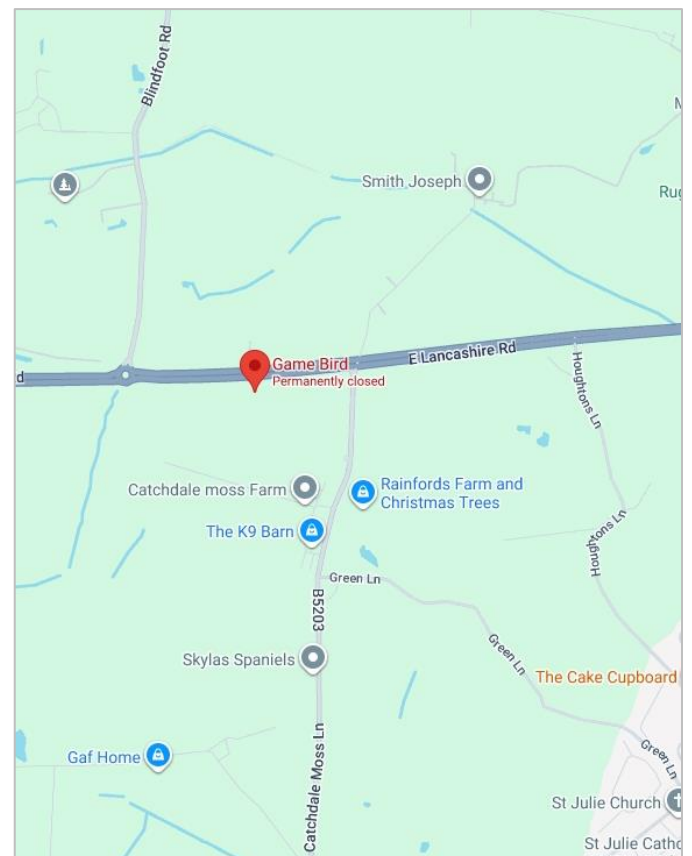
Location

Situated on the A580 main road between Liverpool and Manchester, about 3 miles from central St Helens and 12 miles east of Liverpool. The East Lancs Road is a main "A" road connecting Liverpool to Manchester, with relatively high vehicular flows.

Description

Purpose built 1930's brewer pub. Large detached building constructed in brick and stone, beneath a pitched slate roof. first floor conservatory style addition. Detached children's play barn.

Extensive car parking within a large 1.3 acre site, c.100 spaces. Beer garden, patio and children's play area.



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Trade

The Game Bird is currently closed but historically, it has traded as a destination family orientated food house benefiting from a prominent main road location on the A580, the main Manchester to Liverpool route.

Financials are available upon request.

Whilst an operator may consider there is an opportunity to re-introduce a trading format, we consider the property is now better suited to an alternative use, subject to planning permission. All proposals will be considered on their merits.

Accommodation

Ground Floor

Large open plan trading is situated around a central island bar servery with timber and carpeted flooring currently unfurnished. Ladies, gents and accessible customer toilets are just off the rear entrance.

To the rear is a catering kitchen with Altro floor, wash area, walk-in refrigeration and freezer and storerooms.

Mezzanine

Additional trade area within a conservatory style room.



Basement

Mechanically cooled beer stores and general storage areas.

First Floor

Self-contained flat with 4 bedrooms.

Play Barn

Within the rear area and previously used as a children play bar with climbing frames and ball pools.

Floor & Site Areas

Ground floor approximately 500 sq m GIA (5,385 sq ft).

Site area approximately 5,258 sq m (1.299 acres).

The above areas have been extracted from Edozo online mapping, as such are only to be used as indicative guides.

Tenure

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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

The property is not a listed building, nor within a Conservation Area.

Licence

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

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

Sun - Wed	10am to 12 midnight
Thurs - Sat	10am to 1am

Performance of live music and playing of recorded music:

Mon - Wed	10am to 12 midnight
Thurs	10am to 1am
Fri - Sat	10am to 2am
Sunday	9am to 12 midnight

Business Rates & Council Tax

The property is in an area administered by St Helens Council.

Rateable Value £33,500 (2026).

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

The Assistant Managers Flat is within Band A for council tax purposes and the Managers Flat within Band B.

EPC

The property has an EPC rating of C.



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.

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.

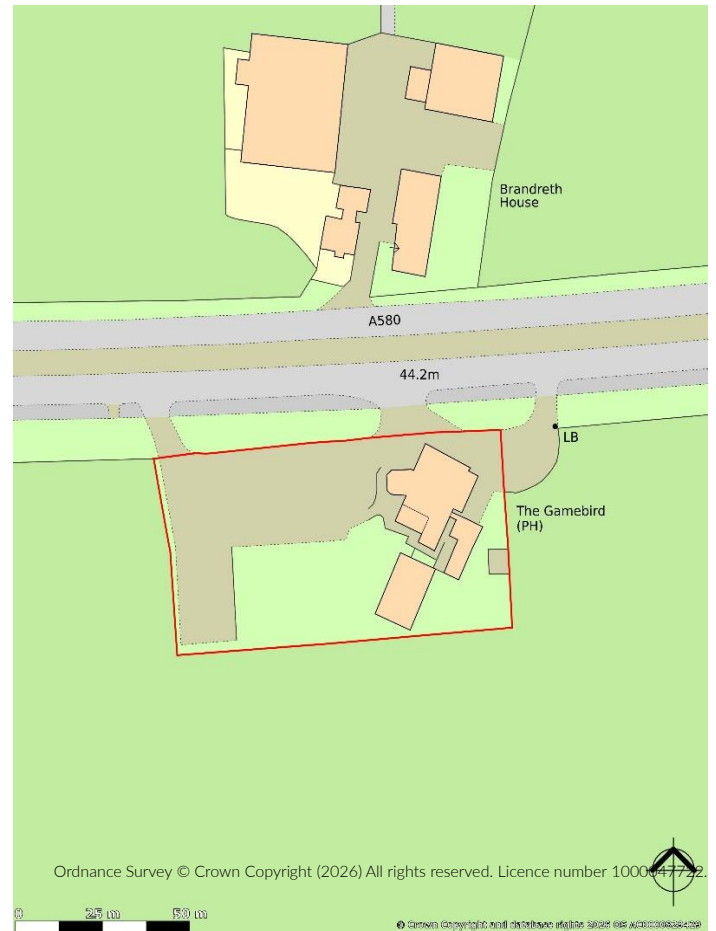
Finance & Insurance

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.

Viewing

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

Site Plan





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

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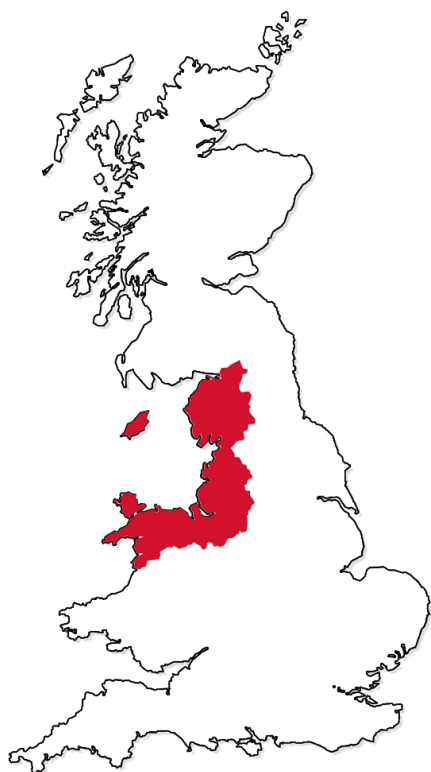
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