

FREEHOLD PUBLIC HOUSE OFFERS INVITED

THE OAKWOOD

Brook Lane, Alderley Edge, Cheshire, SK9 7RU



Key Highlights

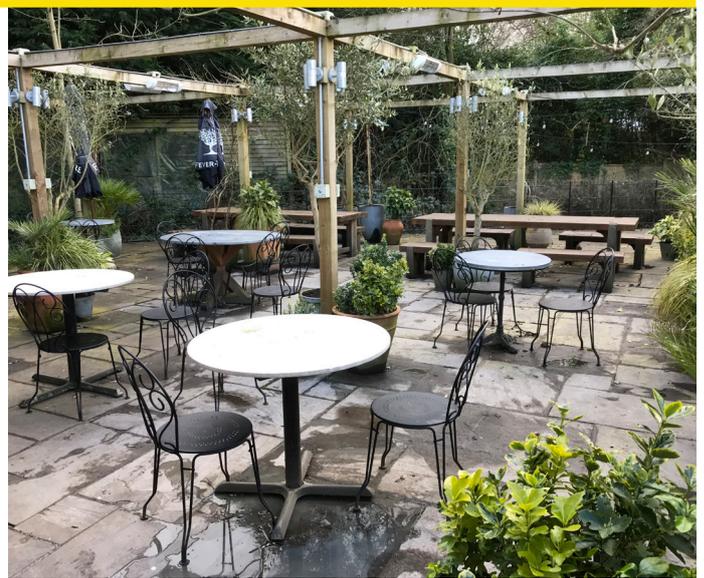
- Detached Freehold Public House
- Modern Ground Floor Trading Accommodation
- Commercial Catering Kitchen
- The Site Extends to 0.42 Acres
- Popular Cheshire Location
- Freehold For Sale or To Let

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
M2 4AW

+44 (0) 161 236 8644

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Location

The Property is located in the village of Alderley Edge, Cheshire. Alderley Edge is located 12 miles south of Manchester and six miles north west of Macclesfield. The Oakwood is situated fronting the B5085, one mile north of the village centre. Opposite the Property is Alderley Edge Golf Club with the village known for its affluence and sought after location.

Description

The Property comprises a detached two storey public house of brick elevations beneath a pitched slate covered roof. The Property was originally constructed in the mid-19th century. To the side and rear there is a single storey extension.

Externally there is a beer patio to the front, side and rear. The car park is located to the side and provides 20 spaces.

Accommodation

The entrance is from the side leading into a modern open plan trading area. To the front is a lounge area with both fixed and freestanding tables and chairs. Towards the rear is casual dining for 70 covers. Centrally there is a large L shaped bar servery.

The catering kitchen and associated stores are located to the rear lower ground floor.

To the first floor there are customer toilets, with an accessible toilet to the ground floor, staff rooms, office and store. There is no residential living accommodation.

The basement provides a beer cellar and stores.

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Tenure

The Property is held freehold.

Guide Price

Offers are invited for the freehold interest in the public house with vacant possession or alternatively rental offers are invited for a new full repairing and insuring Free of Tie 10-20 year lease with rent reviews every five years. VAT will be applicable.

Rating

The Oakwood is entered in the 2017 Rating List with a Rateable Value of £55,500.

Planning

The Property is neither Listed nor within a Conservation Area. It is located within the Green Belt.

The Business

The Property most recently traded as a food led bar and brasserie.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol during the following hours:

- Monday to Sunday: 10:00 to 00:00

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment and leased items can be included as part of the sale should they be required. Stock will be removed ahead of completion.

Energy Performance Certificate

An EPC rating of D (81) has been calculated.

VAT

VAT will be payable in addition to the purchase price.

Viewing

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



Contact

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