

FREEHOLD FOR SALE OFFERS INVITED

THE MOSS VALE

Lostock Road, Urmston, Manchester, M41 0TA



Key Highlights

- Detached Public House
- Traditional Public Bar, Games Area and Dining Area
- Central Bar Servery
- Catering Kitchen
- Three Bedroom Living Accommodation
- External Trading Areas
- Easily accessible location – close to Junction 9 M60 Motorway

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 161 602 8666

savills.co.uk

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a solid yellow square.



Location

The Property is located on the edge of Urmston, six miles south west of Manchester city centre and four miles north west of Sale. The Property is situated fronting the B5158 and is 0.4 miles from junction 9 of the M60 orbital motorway and one mile from the Trafford Centre.

The immediate locality is primarily residential in nature, with Kingsway Primary School and George H Carnall Leisure Centre opposite. Lostock Road is a busy local route linking Trafford General Hospital and Urmston town centre to the motorway network.

Description

The Property is a two storey detached public house of brick elevations beneath a pitched slate covered roof. There are also flat roof areas.

Externally there is a trade patio to the front and to the left side there is a tarmac surfaced car park.

Overall the site extends to 0.65 acres.

Accommodation

Ground floor traditional trading accommodation with a public bar, dining area to the right and games area to the left side. Central bar servery and store room. Catering kitchen to the rear. Customer WC's.

First floor living accommodation providing three bedrooms, lounge, kitchen, bathroom and stores. Beer cellar to the basement.

Tenure

The Property is held freehold.

Guide Price

Unconditional offers are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £26,500.

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 161 602 8666

savills.co.uk

savills

Planning

The Property is neither Listed nor within a Conservation Area.

Licence

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

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

The Business

The Property trades as a wet led community pub.

Energy Performance Certificate

The Property has an EPC Rating of C-68.

Legal Cost

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

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



Contact

Jeff Wraith

+44 (0) 7825 626 666
Jeff.Wraith@savills.com

Tom Cunningham

+44 (0) 7894 341 564
TCunningham@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | October 2024

savills