

FREEHOLD FOR SALE O.I.T.R £500,000

FORMER BELLA NAPOLI

Warrington Road, Little Leigh, CW8 4QT



Key Highlights

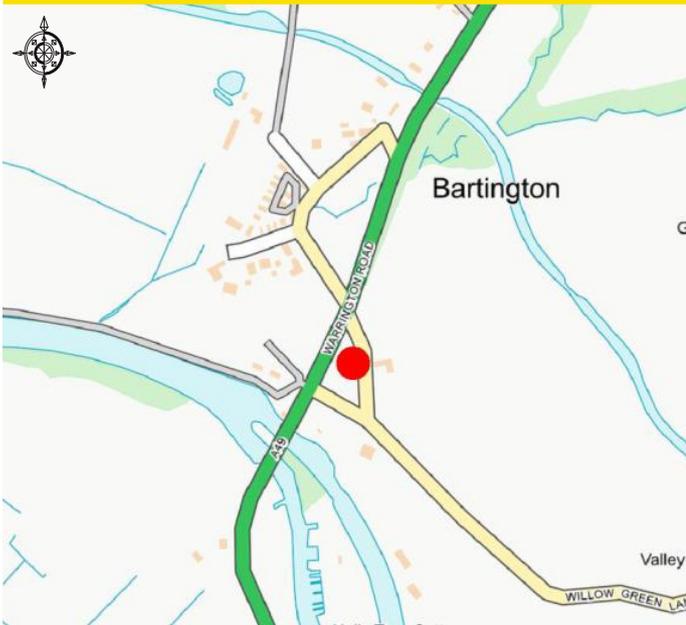
- Former public house and restaurant
- Originally constructed in 1734
- Ground and first floor accommodation
- Site extends to 0.93 acres
- Prominent location off the A49

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Location

The Property is situated at the corner of the A49 Warrington Road and Willow Green Lane in Little Leigh, a village situated in Cheshire. The surrounding area comprises small hamlets and villages with the main settlements being Northwich five miles to the south east and Frodsham eight miles to the west. The River Weaver runs to the south of the site and Manchester city centre is approximately 25 miles to the north east. Access to Junction 10 of the M56 motorway is four miles to the north.

Description

The Property comprises a vacant detached former public house originally constructed in 1734 and extended in the 20th century. The elevations are of brick construction set beneath a pitched slate covered roof.

Former beer garden, private yard and car parking for 20 vehicles. Overall the site extends to 0.93 acres.

Accommodation

We understand that the business at the Property ceased trading in 2014. The Property historically provided three dining rooms, customer toilets and a catering kitchen to the single storey extension.

To the first floor level there is former living accommodation which appeared to have provided six bedrooms, a living room, two bathrooms and a separate WC.

The Property has been measured in accordance with the RICS Code of Measuring Practice and comprises the following approximate gross internal floor areas:

	SQ FT	SQ M
Ground floor	2,384	221.5
First floor	1,495	138.9
TOTAL	3,879	360.4

Contact

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Tenure

The Property is held freehold.

Asking Price

Offers in the region of £500,000 plus VAT if applicable.

Rating

Not applicable.

Planning

The Property is locally listed and is within the Green Belt

Fixtures & 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 is vacant and closed to trade.

Energy Performance

An D-92 EPC rating has been calculated.

Viewing

For a formal viewing, strictly by appointment with Savills.

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