

FROZEN MOP

FAULKNER'S LANE, MOBBERLEY, KNUTSFORD, WA16 7AL

FREEHOLD PUBLIC HOUSE AVAILABLE FOR SALE WITH VACANT
POSSESSION





HIGHLIGHTS INCLUDE:

- Freehold public house for sale with vacant possession
- Large site extending to 2.48 acres
- Car parking for 63 vehicles
- 7 bedroom managers accommodation at first floor
- 12:30am premises licence Monday to Sunday
- Popular South Manchester locality
- Property arranged over two levels extending to 11,409 Sq Ft
- Offers are invited in excess of £950,000 plus VAT for the freehold with vacant possession

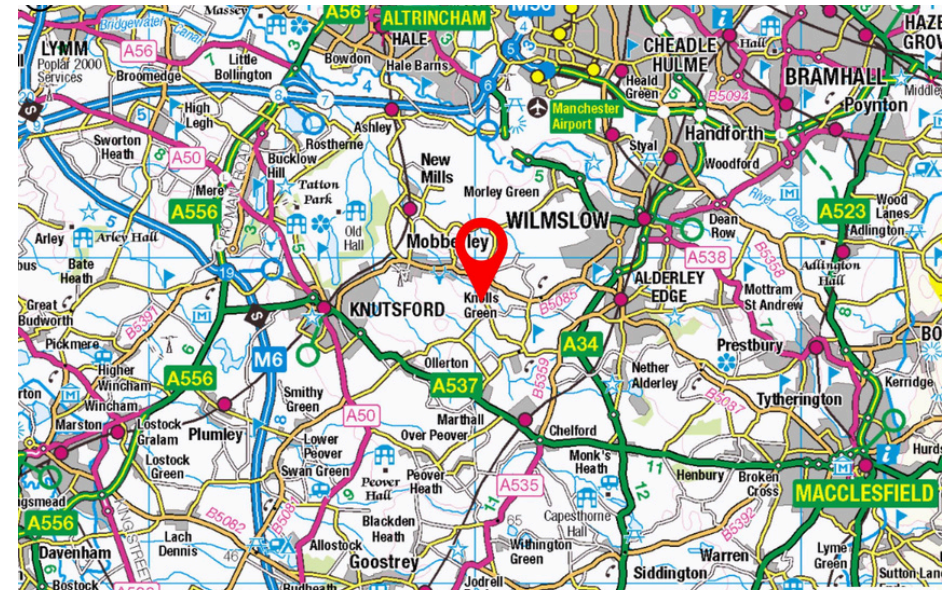
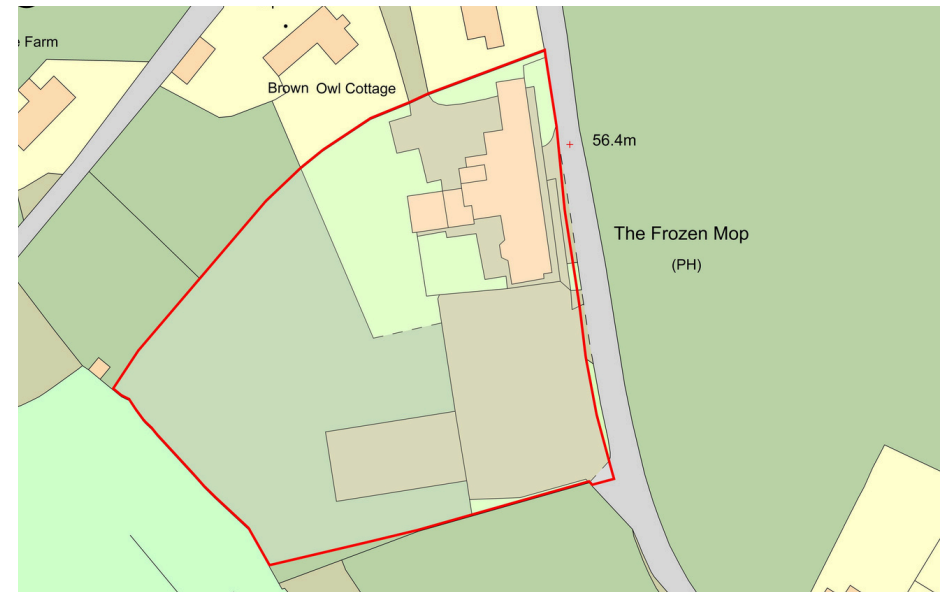
LOCATION

Located just outside of Mobberley, 4.2 miles east of Knutsford and 3.5 miles west of Alderley Edge, fronting Faulkner's Lane.

The Frozen Mop is located within a predominantly rural area with the Warford Park retirement housing complex and Cbase Health Club directly adjacent to the property. Manchester Airport is 6.5 miles to the north.

DESCRIPTION

The two storey, detached building is arranged over ground and first floor with both exposed and painted brick elevations beneath a multi-pitched, slate covered roof. There are flat felt roof extensions to the front and rear of the building.



BIRDS EYE VIEW



GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor – The ground floor provides an L-shaped bar servery with open plan trading accommodation comprising pub lounge and dining area. To the rear of the Property, there is a former children’s play barn. Ancillary areas include a trade kitchen, customer WC’s, cellar and associated stores.

First Floor – The first floor comprises staff living accommodation which provides a living room, 6 bedrooms, 2 bathrooms, and a kitchen. There is a self-contained manager’s flat which consists of a kitchen, living room, bathroom, WC, stores and an ensuite double bedroom.

Externally – Beer patio to the front elevation with a beer garden and service yard to the rear. There is also 1.52 acres of land to the rear of the Property and parking for 64 vehicles to the side of the Property.

LICENCE

The Property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol daily from between 10:00 - 00:30.

TENURE

The Property is held freehold on title number CH518386.

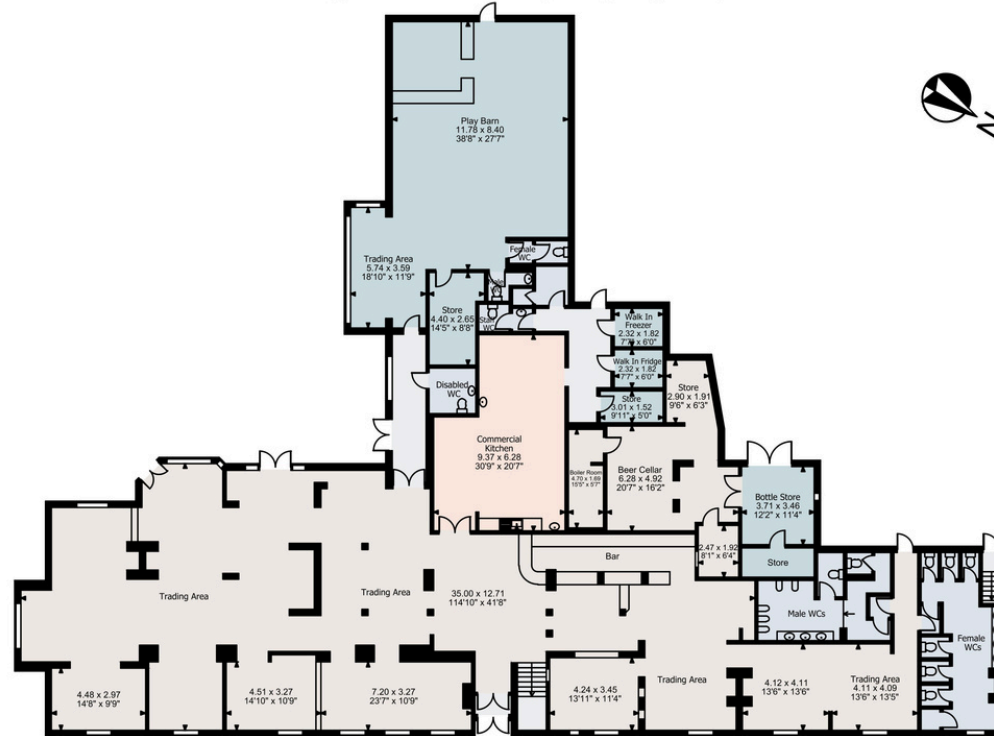
TERMS

Unconditional offers are invited in excess of £950,000 plus VAT for the benefit of our clients freehold interest with vacant possession.

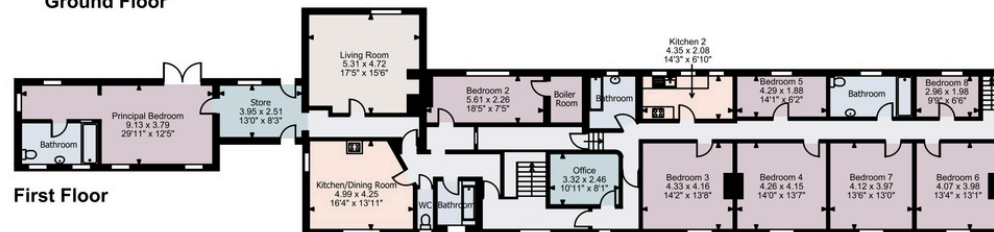


FLOOR PLAN

Frozen Mop, Knutsford
 Ground Floor gross internal area = 8,204 sq ft / 762 sq m
 First Floor gross internal area = 3,205 sq ft / 298 sq m
 Total gross internal area = 11,409 sq ft / 1,060 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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PLANNING

The Property is not listed nor is it situated within a conservation area. However, the Property is located within the green belt.

EPC

C - 69

RATEABLE VALUE

2023 - £40,000

2026 - £47,000

VAT

VAT will be chargeable in addition to the purchase price.

SERVICES

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

FIXTURES & 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.

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests, please contact the sole selling agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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