

COOKSON BRIDGE

GORSEY LANE, LITHERLAND, MERSEYSIDE, L21 0EJ

FREEHOLD FOR SALE - OFFERS OVER £225,000 PLUS VAT



savills



COOKSONS
BRIDGE

LOUNGE
ENTRANCE

Car
Park

HIGHLIGHTS INCLUDE:

- Detached Public House
- Ground Floor Lounge and Public Bar
- Commercial Kitchen
- First Floor Living Accommodation
- Beer Patio, Terrace and Car Parking
- The Site Extends to 0.47 Acres

LOCATION

The Property is located on the north bank of the Leeds & Liverpool canal on the edge of Ford within the Metropolitan Borough of Sefton in Merseyside. Ford is located five miles north of Liverpool and twelve miles west of St Helens.

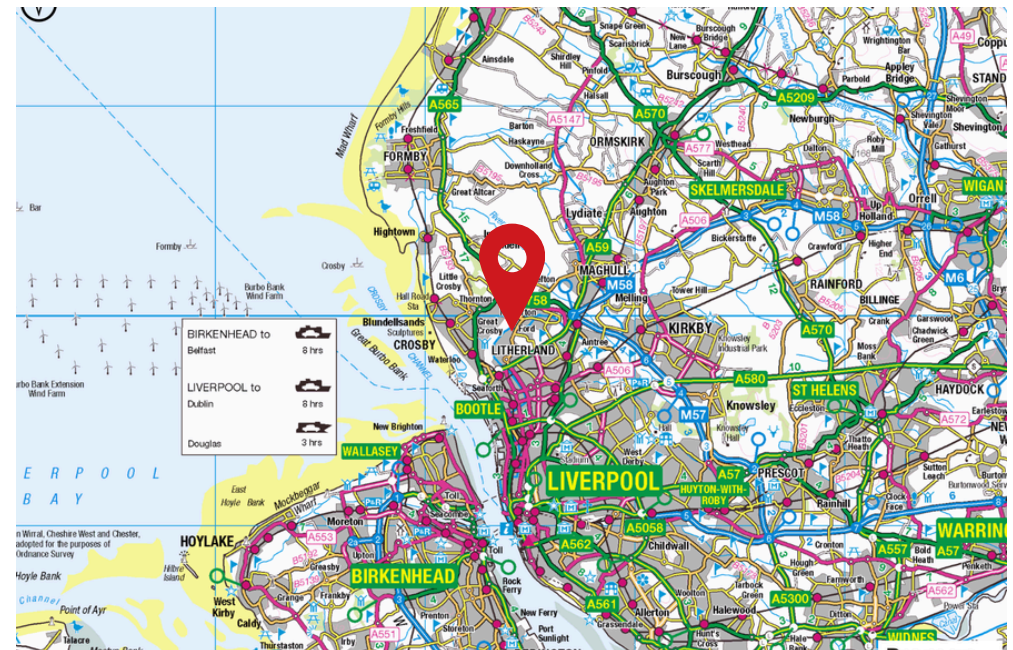
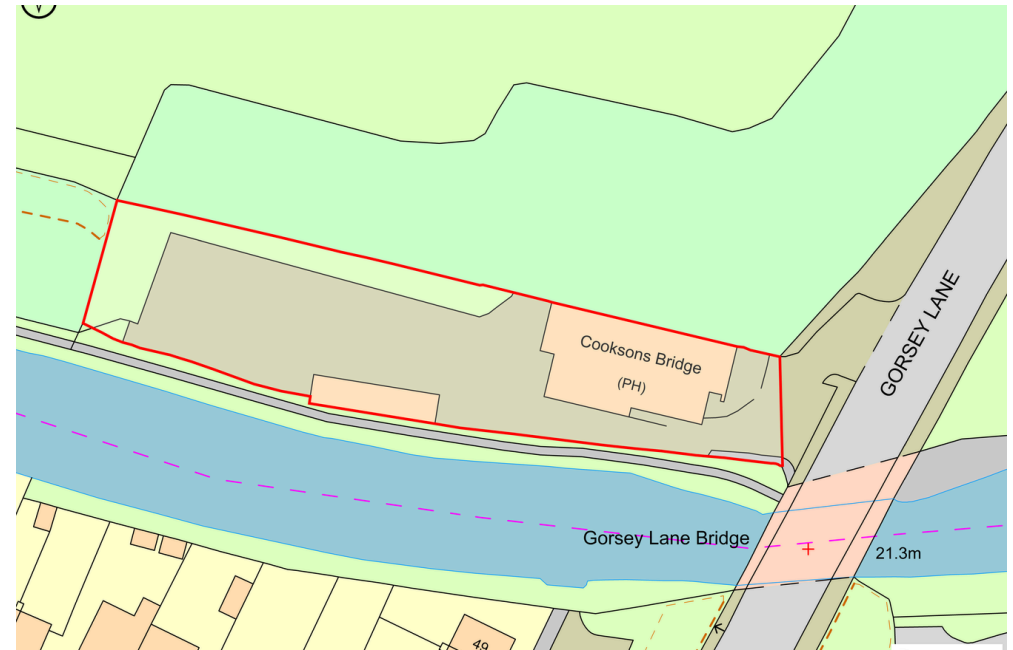
Cooksons Bridge is situated fronting Gorsey Lane in a predominantly residential area with the Rimrose Valley Country Park nearby. Directly to the north, there is the new build, Pendle Drive Aldi store.

DESCRIPTION

The Property comprises a two-storey, detached public house of brick elevations set beneath a multi-pitched tile covered roof. To the rear, there is a two storey flat roof extension.

Externally, there is a beer patio to the front and an additional beer terrace to the rear of the Property. There is car parking for approximately 32 vehicles to the rear, as well as a detached garage of concrete block construction beneath a flat roof.

Overall, the site extends to 0.47 acres.



ACCOMMODATION

Ground Floor The ground floor trading accommodation provides the main pub lounge to the front and a games area to the rear with both trading rooms interconnected by a box-shaped, central bar servery.

Ancillary accommodation includes a catering kitchen, customer toilets and stores.

Lower Ground Floor The lower ground floor level comprises the boiler room, beer cellar and stores.

First Floor The first floor living accommodation provides the managers office, four bedrooms, living room, bathroom and a domestic kitchen.



TENURE

The Property is held freehold on title number MS421950.

GUIDE PRICE

Unconditional offers in the region of £225,000 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 2026 Rating List with a Rateable Value of £10,000.



PLANNING

The Property is neither listed nor located within a conservation area.

LICENCE

The Property held a Club Premises Certificate.

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.

THE BUSINESS

The Property traded as a wet led social club.

EPC

EPC rating of C-60.

LEGAL COSTS

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



MONEY LAUNDERING

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

VIEWINGS

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

CONTACT

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