

**FOR SALE** FREEHOLD PUBLIC HOUSE OFFERS INVITED

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# THE MAYPOLE

59 Hill Top Road, Acton Bridge, Cheshire, CW8 3RA



## Key Highlights

- Public house in village location
- Spacious living accommodation
- Good sized car park and external areas
- Dining area and separate 'locals' bar
- Offers Invited
- Of interest to pub and restaurant operators

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SAVILLS MANCHESTER  
Belvedere, 12 Booth Street  
Manchester, M2 4AW

**0161 236 8644**

[savills.co.uk](http://savills.co.uk)

The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored in a dark red or maroon shade. It is positioned on a bright yellow rectangular background.

## Location

The property is located in the village of Acton Bridge in a predominantly residential area approximately 4 miles to the west of Northwich and close to the A49.

## Property

The property is a three storey detached building with large car park and extensive external areas.

Internally, the ground floor is divided in a lounge / dining area with separate 'locals' bar. The two areas have seating respectively for around 60 and 25 customers. There is a kitchen and cellar to the rear of the building.

The first and second floor accommodation comprises owner's accommodation with kitchen, living room, bathroom and three bedrooms, one of which is en-suite.

## Licences

The premises have the benefit of a Premises Licence in accordance with the Licensing Act 2003. We understand that the business operates under traditional hours.

## Planning

We understand the property is unallocated in the current Development Plan and not listed. There is potential for conversion and change of use to residential or other uses subject to planning consent.

All enquiries regarding planning matters should be directed to Cheshire West & Chester Council.

## Rating

The subject property is listed within the 2017 Rating List with a rateable value of £15,000.

## Tenure

The property is held Freehold.

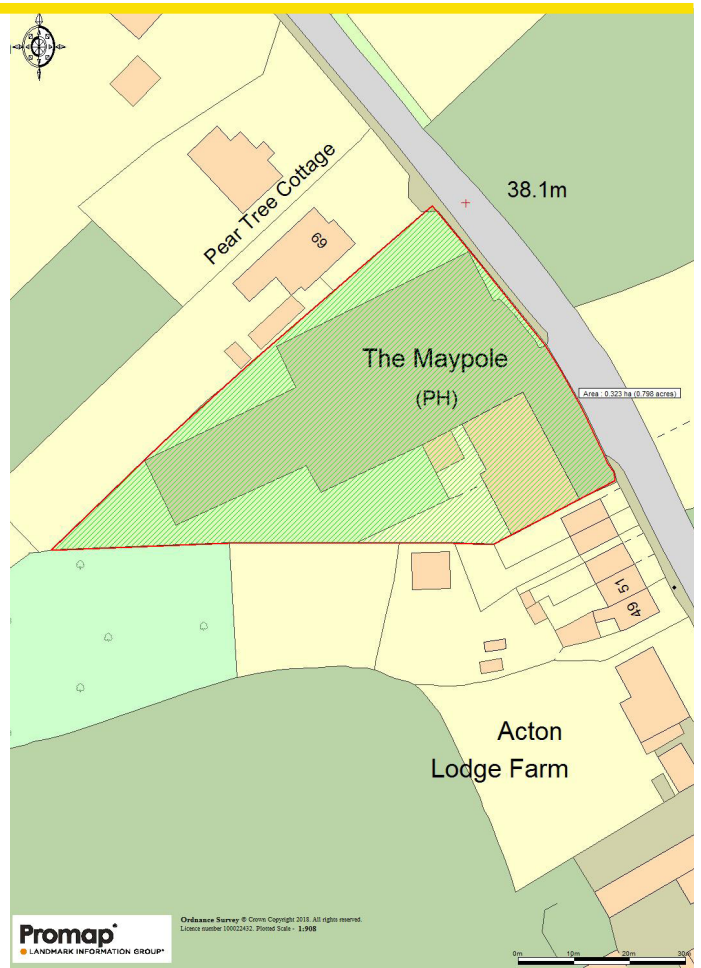


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## Fixtures and Fittings

The property is available as a fully trading asset and all fixtures and fittings which are owned outright will be included in the sale. Any third party items such as gaming machines, dispensing equipment, sound machines etc will be excluded.

## Trading

Further information can be made available.

## EPC

The property has an Energy Performance Asset Rating of C. The EPC will be provided to interested parties upon request.

## Price

Offers invited. VAT is applicable. Stock and glassware will be separately valued.

## Savills Private Finance

Funding for this transaction can be arranged by Savills Private Finance. Please contact Russell Hall on 0161 2447797 or alternatively email [rahall@savills.spf.co.uk](mailto:rahall@savills.spf.co.uk).

## Viewing

For a formal viewing, strictly by appointment with Savills.

## Contact

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