

# For Sale Public House

jenics  
0161 832 2201



**The Dockside Inn, South Road, Runcorn, Cheshire WA7 4EY**



- **Detached property**
- **Traditional trade areas**
- **Suit alternate use STPP**
- **Extensive living accommodation**
- **Price £150,000**

## Location

Situated on South Road at its junction with Post Office Lane. The immediate area is a mix of commercial and residential dwellings.

## Description

A detached two storey property of brick construction, single storey extensions to the rear.

Ground floor footprint - c2,500 sq.ft.  
Site area - 0.093acre.

## Accommodation

### Ground Floor

Traditional pub layout with a central timber bar servery:

- **Lounge, games area, tap room**
- **Ladies / Gents W/C**
- **Stores**
- **Former trade kitchen**

### First Floor

Can be accessed via an internal or external stairway.

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5 bedrooms, 4 of which are en suite, plus one other, office, bathroom, W/C, kitchen and storeroom.

**Basement** – 2 rooms.

**Externally** – elevated decked drinking area, enclosed yard with stores. Covered smoking area.

## Fixtures & Fittings

Will not be included within the sale. Any third party items such as gaming machines, dispense equipment, sound systems etc will be excluded from the sale.

## Planning

All further enquiries regarding planning matters should be directed to Halton Borough Council 0303 333 4300.

## Rateable value

The rateable value of the property in the 2017 list is £4,800.

## Licences

We understand that the property benefits from a Premises Licence.

## Tenure

Freehold – title number CH445014.  
**£150,000**

## EPC

Can be forwarded upon request.

## Legal Costs

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



May 2019. Subject to Contract.

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## Viewing

Strictly by appointment through the agent:

**Sean Hartley**



**sh@jenics.com**



**0161 832 2201**



**www.jenics.com**